



54 Windmill Lane, Widmer End - HP15 6AT

Offers Over £1,100,000

 **TIM RUSS**
& Company



- Updated by the current owners to a high specification throughout, to include air conditioning. Viewing is a must!
- Offering over 3000 sq ft of stunning family sized accommodation is this detached home situated on a south facing plot on a country lane with views to the front

Widmer End is located between Hazlemere and Great Kingshill. Local shopping facilities and restaurants can be found on Hazlemere Crossroads and Cosy Corner. High Wycombe about 3 miles provides a frequent service into London Marylebone, with the fastest trains taking approximately 22 minutes. The renowned Eden shopping Centre provides major retail outlets, supermarkets and leisure facilities. For families there are a number of outstanding schools in the area, notably the nearby Royal Grammar school (boys), John Hampden Grammar School (boys) and Wycombe High School (girls). The M40 can be joined at junction 4 High Wycombe and provides easy access to the M4 and the M25 (Heathrow is 21 miles away). At Handy Cross is the 'Hub' development which includes a state of the art leisure centre and full size Waitrose.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C



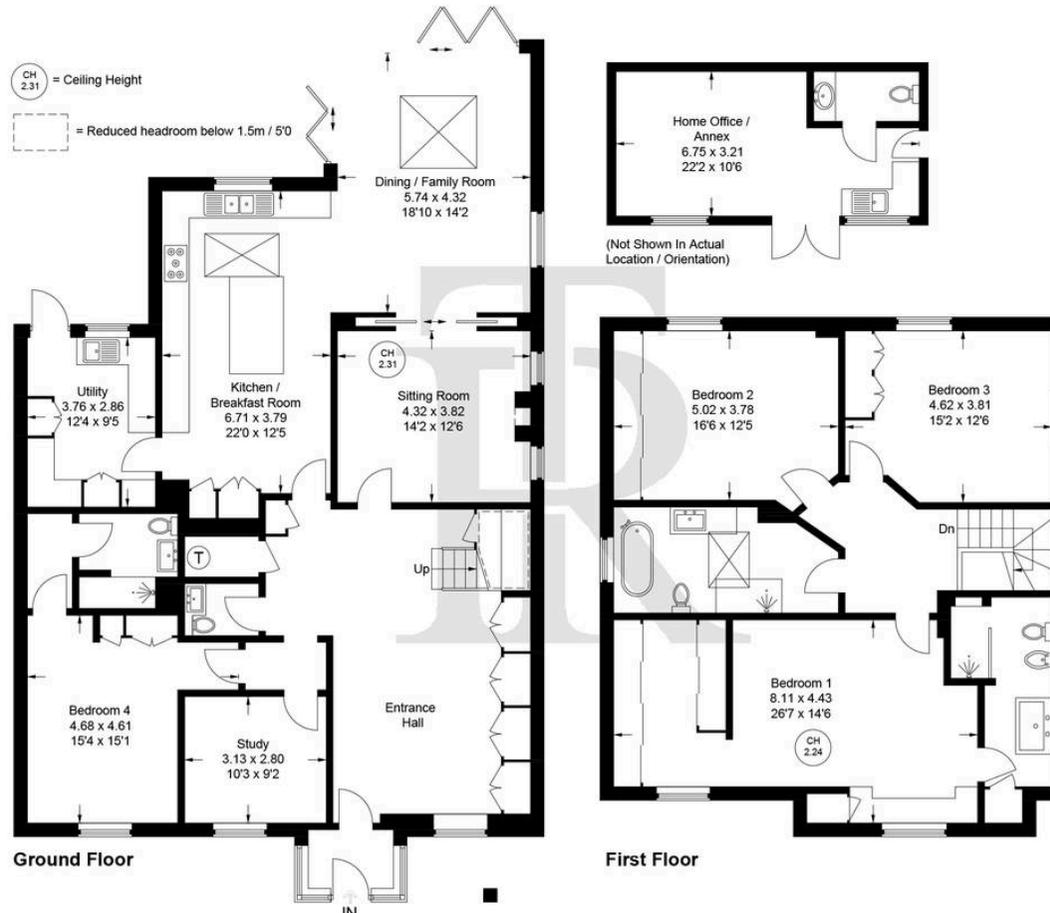
This exceptional four bedroom detached house offers over 3,000 square feet of beautifully updated family accommodation, thoughtfully enhanced by the current owners to a high specification throughout (including air conditioning and shutters throughout) and presented in immaculate condition.

The impressive entrance hall welcomes you with fitted floor-to-ceiling cupboards, and a convenient downstairs WC. The heart of the home is the stunning bespoke kitchen with NEFF appliances, Quooker tap and bar cabinet complete with a central island, which seamlessly flows into the spacious dining and family room with media wall and storage. The generous utility room, accessible from both the kitchen and an external door, adds further practicality with integrated full height fridge and freezer. The sitting room features a newly fitted wood burning stove, while a separate study offers an ideal space for home working or further guest bedroom. The ground floor also boasts a luxury-sized bedroom with built-in wardrobes and a stylish ensuite.

Upstairs, the spacious principal bedroom enjoys countryside views to the front, a newly built dressing area, and a generous ensuite shower room. Two further double bedrooms, both with fitted wardrobes, are served by a luxurious family bathroom featuring a walk-in shower and a freestanding bath-tub.

The property is situated on a south-facing plot along a peaceful country lane, with picturesque views to the front. Additional highlights include a detached home office / annex with WC and kitchenette, newly constructed pergola, and separate seating area to the rear (perfect for relaxation or entertaining). Ample off-road parking for several vehicles is available to the front.





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Approximate Gross Internal Area
Ground Floor = 163.6 sq m / 1761 sq ft
First Floor = 102.3 sq m / 1101 sq ft
Outbuilding = 21.6 sq m / 232 sq ft
Total = 287.5 sq m / 3094 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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