



8 Sunnycroft, Downley - HP13 5UQ  
£660,000

 **TIM RUSS**  
& Company



- A bright and spacious five bedroom detached family home on a corner plot in this popular village location
- Situated close to National Trust owned Downley common, local amenities and regarded schools
- Entrance hall with downstairs cloakroom
- Three reception rooms, one with sliding patio door to rear, one with feature gas fire
- Kitchen/breakfast room
- Main bedroom with ensuite shower room
- Four further bedrooms served by a family bathroom

Close to National Trust-owned Downley Common which serves as a gateway to acres of beautiful Chiltern Countryside and woodland, perfect for beautiful walks. Downley has both a Tesco Express and a Co-Op supermarket along with several other village shops. The Downley school is just around the corner, whilst for the older children you have access to some of the finest state grammar schools – John Hampden, RGS & Wycombe High. High Wycombe town centre, Eden shopping complex is easily accessible and offers a more extensive range of amenities including high street stores, restaurants, Tesco Supermarket and Cinema/Bowling complex. You will also find Wycombe Swan Theatre which hosts quality shows, concerts and comedians. The mainline Train station provides regular fast service to London Marylebone & Birmingham and the M40 can be accessed from Junction 4 to London, Oxford



This versatile five bedroom detached family home is positioned on a corner plot within a sought-after village, offering easy access to National Trust-owned Downley Common, local amenities, and highly regarded schools.

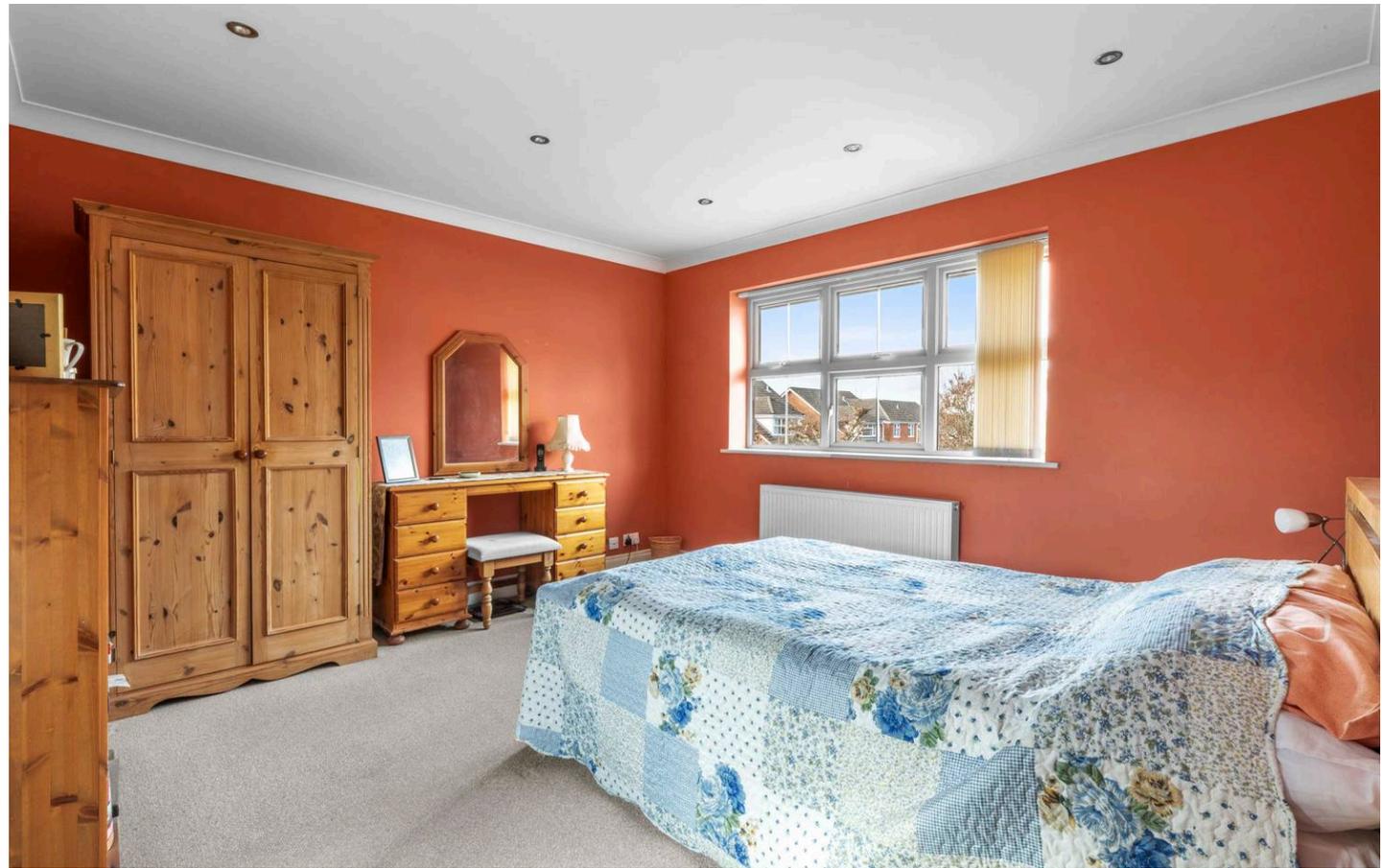
An entrance hall leads to a convenient downstairs cloakroom, three versatile reception rooms providing ample space for both relaxation and entertaining, one with feature gas fire and another benefiting a sliding patio door that draws in natural light. The well-appointed kitchen/breakfast room offers practical space for family meals. Upstairs you will find a large landing space (which could double up as a study area), the main bedroom benefits from an ensuite shower room, while four further bedrooms are served by a family bathroom, making this home ideal for growing families or those needing flexible living arrangements.

Additional features include driveway parking that leads to a large 17 ft by 13 ft integral garage, ensuring plenty of secure storage and parking options. The front garden is laid out in an open plan style, with a side gate providing access to the rear. The westerly-facing rear garden enjoys paved seating areas that leads onto mainly lawn bordered by raised beds and enclosed by fencing.

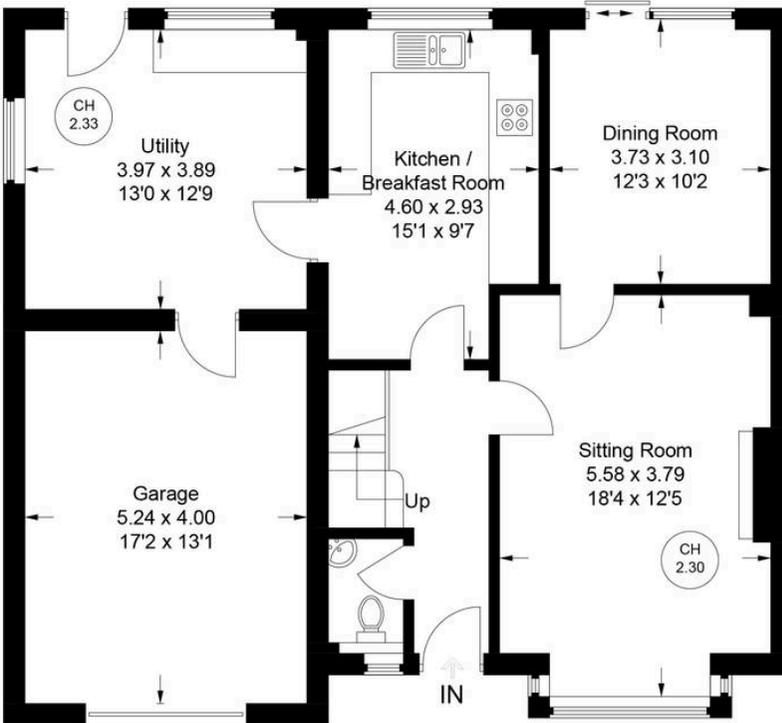
**Council Tax band: E**

**Tenure: Freehold**

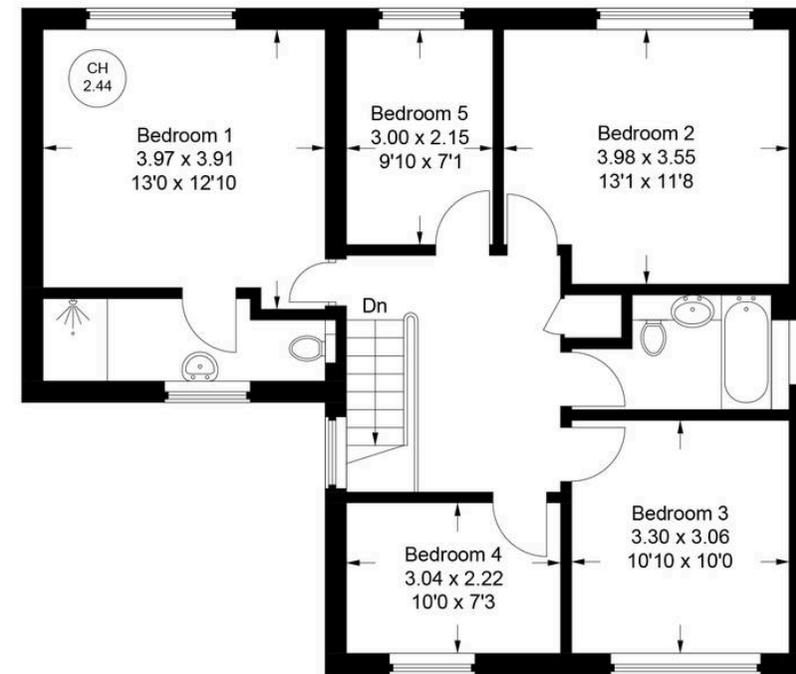
**EPC Energy Efficiency Rating: D**



CH 2.30 = Ceiling Height



Ground Floor



First Floor

## 8 Sunnycroft, HP13 5UQ

Approximate Gross Internal Area  
Ground Floor = 95.6 sq m / 1029 sq ft (Including Garage)  
First Floor = 74.8 sq m / 805 sq ft  
Total = 170.4 sq m / 1834 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.



## Tim Russ and Company

5 Penn Road, Hazlemere, Buckinghamshire, HP15 7LN

01494 715544 • hazlemere@timruss.co.uk • timruss.co.uk/

By law we must verify every seller and buyer for anti-money laundering purposes.  
Checks are carried out by our partners at Lifetime Legal for a non-refundable £60 (incl. VAT) fee, paid directly to them.  
For more information please visit our website.



Particulars described on our website and in marketing materials are for indicative purposes only; their complete accuracy cannot be guaranteed. Details such as boundary lines, rights of way, or property condition should not be treated as fact. Interested parties are advised to consult their own surveyor, solicitor, or other professional before committing to any expenditure or legal obligations.