



18 Orchard Drive, Wooburn Green, HP10 0QN
£850,000

18 Orchard Drive

Wooburn Green, High Wycombe

- A Beautifully Presented Detached Family Home
- Private Close Overlooking The River Wye
- Four Reception Rooms, Modern Kitchen & Cloakroom
- Four Bedrooms, Family Bathroom + En-Suite To Master Bedroom
- Gas Fired Central Heating, Double Glazing, Garage And Driveway
- Landscaped Rear Garden With Walled Terrace
- Sought After Village Within Highly Desirable School Catchment
- Views Towards Surrounding Countryside And A Stones Throw Of Wooburn Park
- Close To Bourne End Village Amenities And Train Station

Enjoying a tucked away setting in small streamside development between Bourne End and Wooburn Green, both of which have shops for day to day needs, cafes, doctor's surgery and post office, also, highly regarded schooling in the area. There is access to the M40 motorway at either Junction 3 (Wycombe East) or at Junction 2 (Beaconsfield). There are railway stations in nearby Bourne End serving London Paddington, via Maidenhead and also in Beaconsfield serving London Marylebone & Birmingham.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



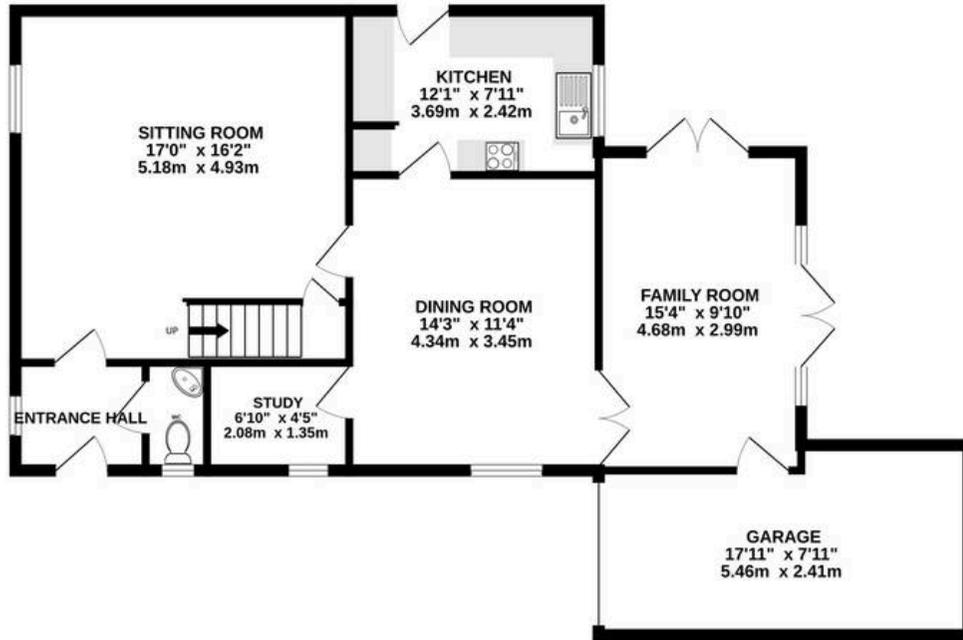
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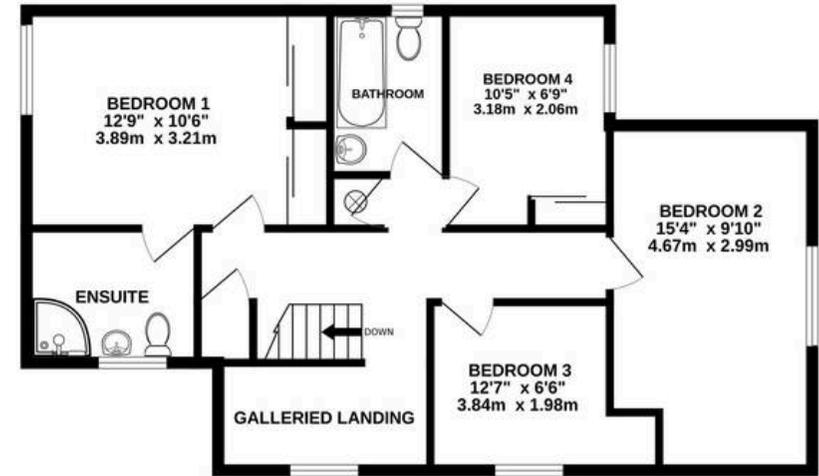
This beautifully presented four-bedroom detached family home is situated in a private close overlooking the picturesque River Wye, offering a tranquil setting within a highly sought-after village. The spacious and versatile interior features four generous reception rooms, a modern kitchen with quality fittings, and a convenient cloakroom. Upstairs, there are four bedrooms, including a master bedroom with its own en-suite, as well as a contemporary family bathroom. The property benefits from gas-fired central heating, double glazing throughout, and ample storage options. Additional features include a garage and driveway, providing secure parking. Located within the catchment area for highly regarded schools and just a short distance from the amenities of Bourne End village, this home is ideal for families seeking both comfort and convenience. The property enjoys lovely views towards the surrounding countryside and is only a stone's throw from Wooburn Park, with excellent access to local shops and the train station (perfect for commuters). This is a rare opportunity to acquire a substantial family home in a desirable location, combining modern living with a riverside outlook. Early viewing is strongly recommended.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Wye Partnership High Wycombe

Wye House, 15 Crendon Street, High Wycombe - HP13 6LE

01494 451300 • wycombe@wyeres.co.uk • www.wyeres.co.uk/

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