



Connells

Selwood Way
Downley High Wycombe

Selwood Way Downley High Wycombe HP13 5XR

for sale
£795,000



Property Description

Set within a sought after residential cul de sac in Downley, is this contemporary four bedroom detached home offering stylish, well maintained accommodation in a desirable location.

The property has been thoughtfully improved throughout, including a beautifully fitted kitchen installed just over a year ago with a new integrated dishwasher, and a recently fitted gas boiler only two years old. The spacious living areas flow effortlessly through to a versatile conservatory equipped with a Bosch air conditioning and heating unit, ensuring year round comfort. Wi Fi has been optimised with a second modem positioned at the rear of the home, providing excellent connectivity for the summer house or garden workspace.

Upstairs, three of the bedrooms benefit from fitted wardrobes, while both the main bathroom and en suite enjoy the comfort of underfloor heating. Two loft spaces offer valuable additional storage.

Externally, the property provides exceptional parking flexibility with a garage and dual driveways-front and rear-accommodating four cars, or even five depending on vehicle size. The rear garden has been enhanced with three newly constructed raised flower beds, creating an attractive and practical outdoor space.

This impressive home combines modern upgrades, generous parking, and thoughtful enhancements, making it an ideal choice for families seeking comfort, practicality, and a highly regarded location.

Location

Located within the Downley community-known for its desirable residential setting and strong local amenities-Selwood Way sits in a convenient position with access to schools, bus routes, and transport links.

Agents Note

Please be advised that these details are produced to the best of our knowledge from a visual inspection of the property, and due to the nature of the sale have not been confirmed as correct. We advise you satisfy yourself in relation to the boundaries, condition, and services prior to proceeding.



Entrance Hall

Downstairs Cloakroom

Reception Room

19' 2" max x 11' 11" max (5.84m max x 3.63m max)

Study

9' 9" max x 9' 8" max (2.97m max x 2.95m max)

Dining Room

14' 11" max x 9' 11" max (4.55m max x 3.02m max)

Conservatory

19' max x 11' 9" max (5.79m max x 3.58m max)

Kitchen / Breakfast Room

18' 11" max x 9' max (5.77m max x 2.74m max)

Utility Room

9' 4" max x 8' max (2.84m max x 2.44m max)

Bedroom One

18' 4" max x 11' 11" max (5.59m max x 3.63m max)

Ensuite

Bedroom Two

11' 11" max x 11' 3" max (3.63m max x 3.43m max)

Bedroom Three

10' max x 9' 11" max (3.05m max x 3.02m max)

Bedroom Four

10' max x 8' 11" max (3.05m max x 2.72m max)

Bathroom

Garden Room

13' 7" max x 7' 9" max (4.14m max x 2.36m max)

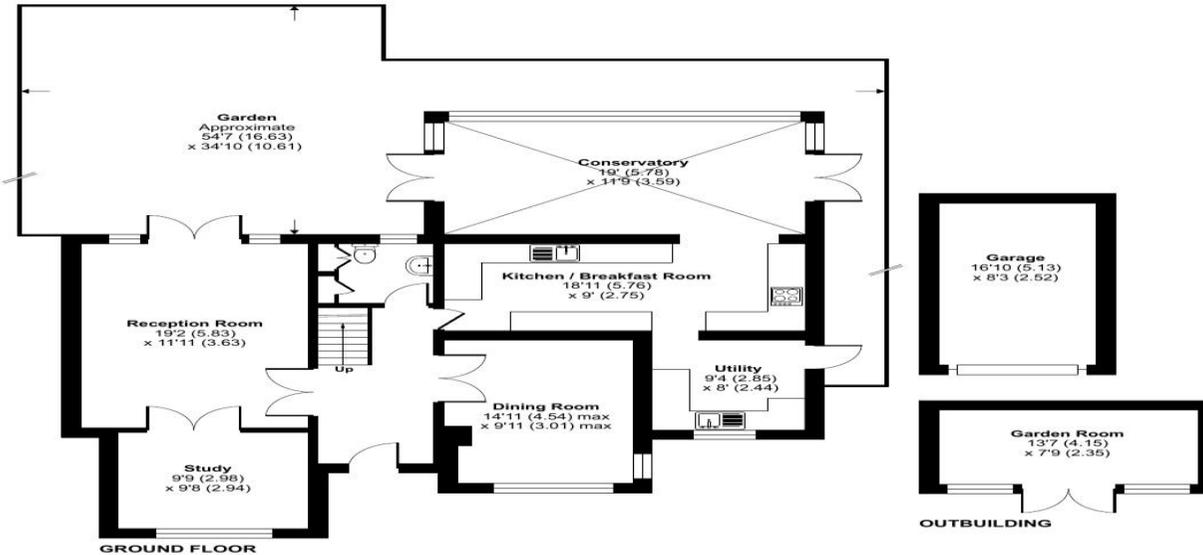
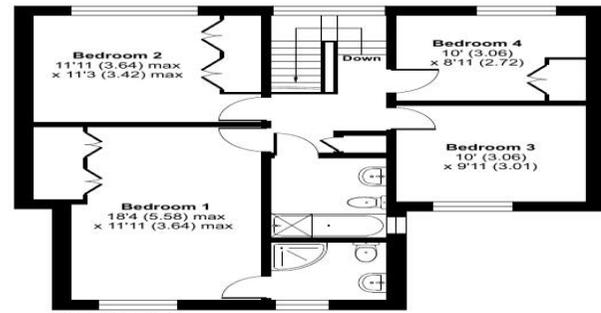
Garage

16' 10" max x 8' 3" max (5.13m max x 2.51m max)



Selwood Way, Downley, High Wycombe, HP13

Approximate Area = 1880 sq ft / 174.6 sq m
 Garage = 139 sq ft / 12.9 sq m
 Outbuilding = 105 sq ft / 9.7 sq m
 Total = 2124 sq ft / 197.2 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Flipp Homes Limited. REF: 1425042. © nichecom 2026.

To view this property please contact Connells on

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EPC Rating: D Council Tax Band: F

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Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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