



Wood Keepers Cottage, Amersham Road, Hazlemere, Buckinghamshire, HP15 7QX

Asking Price | £580,000

## Property Features

---

- Charming Semi Detached Cottage
- 3 (possibly 4) Bedrooms
- 2 Reception Rooms
- Shaker Style Kitchen/Breakfast Room
- Enclosed Rear Garden with Log Cabin/Home Office
- Many Rooms Upgraded
- Great School Catchment
- Good Access to London via Train Station
- NO ONWARD CHAIN
- EPC 65 D / Council Tax Band E

## Full Description

---

A charming semi detached cottage that has been tastefully upgraded by the current owners and still boasting a cottage feel whilst benefitting from all the mod cons for modern day family living. This Lovely home comes with No Onward Chain.

### The Accommodation

Entrance Hall, Bay windowed Living Room with wood stripped floor wood flooring and wood Burning Fireplace. Dining Room/Family Room again with wood strip flooring, Stunning Shaker Style Kitchen/Breakfast Room with stone worktops and fitted appliances and a window overlooking the rear garden and a stable door to the side. Downstairs W.C. 3 Bedrooms to the first floor, refitted Family Shower Room and Occasional Bedroom/Loft Room on the 2nd Floor\*

### Outside

The Rear Garden is full enclosed and highly private with a superb 'Log Cabin' ideal for a teenagers Family Room or Home Office if you work from Home. There is a covered Spa area with a 7 seater Hydrotherapy 84 Jet Hot Tub, the rest of the garden has artificial grass for low maintenance and access to the front where there is off road parking for 2 cars.

### Location

The location offers great commutability to London with High Wycombe Train Station under 2 miles and great access to all levels of Schooling including CofE, Royal Grammar School and Godstowe all within a very short drive.

### Upgrades

New upgrades include a new boiler in 2018, refurbished roof, Soffits and Gutters in 2017 and a beautiful new Shaker Style Kitchen in 2021 which Includes integral appliances: Fridge/Freezer, Oven, Microwave, Washing Machine, Condensing Tumble Dryer, 5 Ring Neff Hob and Extractor Fan. The Family Bathroom was replaced in 2020.

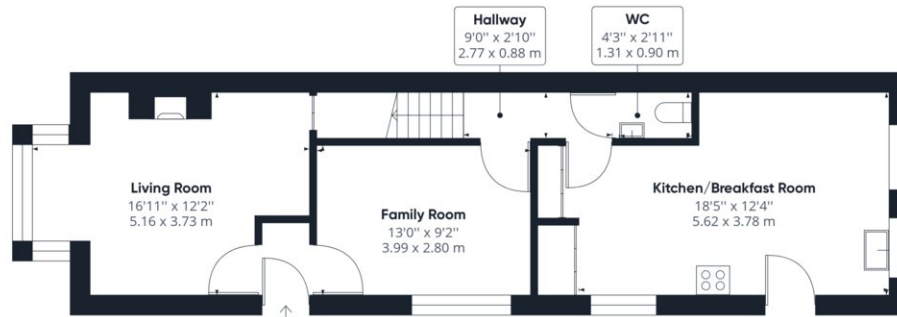
\*Please note the Occasional Bedroom/Loft Room on the 2nd floor does not have building regs.











**Approximate total area<sup>(1)</sup>**

1220.05 ft<sup>2</sup>  
113.35 m<sup>2</sup>

**Reduced headroom**

48.10 ft<sup>2</sup>  
4.47 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360