



15 Magnolia Dene, Hazlemere, High Wycombe, Buckinghamshire, HP15 7QE

Asking Price | £1,450,000

Property Features

- Substantial Detached Family Home
- Prestigious Location
- 7 Bedrooms and 3 Bathrooms
- 4 Reception Rooms
- Good Sized Kitchen with Separate Utility Room
- Large Rear Garden
- Driveway and Double Garage
- Catchment of Sought After Schools
- Commutable to London Marylebone
- EPC C / Council Tax Band G

Full Description

Located on a prestigious road in the popular village of Hazlemere is this extended 7 bedroom detached family home. The accommodation totals in excess of 3300sq.ft and sits on a plot approximately 1/3 of an acre but still has a wealth of potential to extend further subject to the normal planning consents. The property is within a short drive of both Beaconsfield and High Wycombe train stations and within catchment of highly regarded schools.

Accommodation

On the ground floor you are greeted with a light and spacious entrance hallway leading to four reception rooms which is perfect for a modern family living. There is also a downstairs cloakroom with kitchen and utility room. On the first floor there are 7 bedrooms with 2 of the bedrooms being accessed via an additional staircase offering versatile family living. There are also two ensuites and a family bathroom.

Outside

The property is approached via a large driveway providing ample parking for a number of vehicles leading to a double garage. The rear garden is a real feature of the house as it provides an ideal space for entertaining and al-fresco dining as well as a large lawned area for the family.

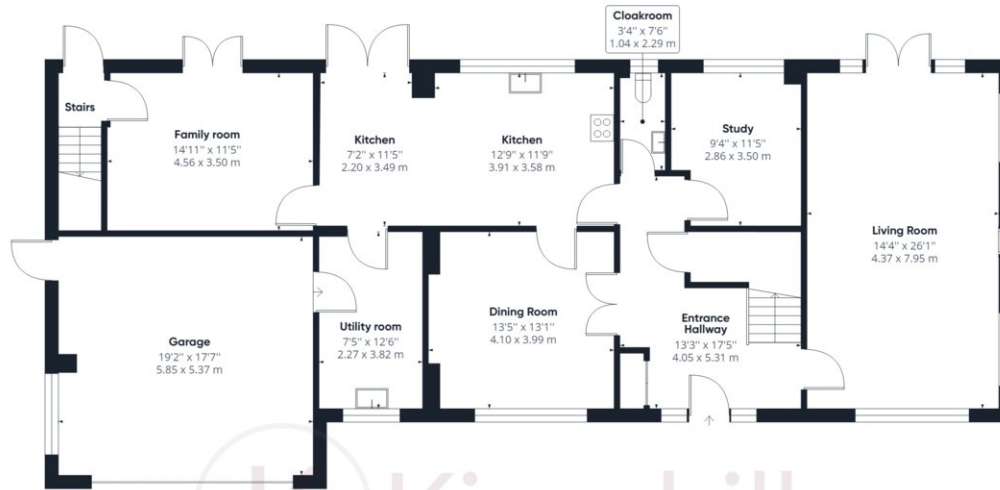
Ideal for families, Hazlemere is situated just 2 miles north of High Wycombe. It has well regarded schools for both primary and secondary age ranges, along with great amenities. Shops, pubs and cafes as well as easy links to both High Wycombe and Amersham, make Hazlemere a fantastic base for commuters. This village offers a wonderful mid-point between town and country being surrounded by beautiful open countryside and woodland close by.



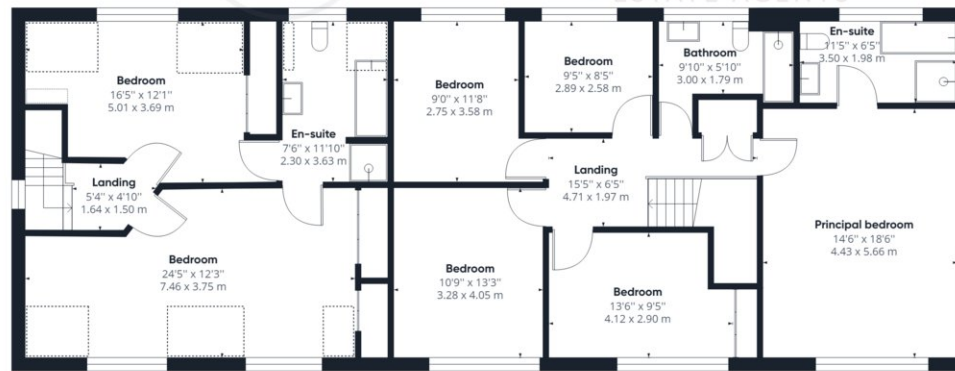








Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

3371.22 ft²
313.20 m²

Reduced headroom

101.55 ft²
9.43 m²

(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.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements