



**4 Gardener Walk, Holmer Green, Buckinghamshire, HP15 6TX - £875,000**



*Approaching 2000 sqft, a spacious and versatile, four bedroom, detached home over three floors and situated in a private cul-de-sac within walking distance of good schools & amenities.*

This impressive four-bedroom detached family house is situated in a sought-after private cul-de-sac and is offered to the market with no onward chain. It is presented as an excellent opportunity for those seeking a spacious and versatile home. The property is beautifully arranged over three floors, to provide generous accommodation throughout, featuring four well-proportioned double bedrooms, two en-suites plus a family bathroom, together with two reception rooms and an open plan kitchen/dining room. A large welcoming entrance hall sets the tone for spacious living and incorporates a convenient cloakroom, an under-stair wine cupboard and a coat wardrobe. The living spaces are thoughtfully designed, starting with a large, bright and welcoming living room which features a stylish gas fireplace with patio doors leading to the garden. The open plan kitchen/dining room is fitted with shaker style cabinets and integrated appliances along with further double doors leading out to the newly laid patio area and garden. A further reception room to the front of the house features a large bay window and is ideal for either entertaining or every-day family life. A utility room, which provides additional storage and laundry facilities, completes the downstairs living. The spacious master bedroom has a walk-in dressing room along with a stylish ensuite incorporating shower, wash hand basin and W.C. A contemporary family bathroom fitted with four piece suite, comprising W.C., wash hand basin, shower and bath, serves the other two double bedrooms on the first floor, one of which has a large built-in wardrobe. The dual aspect double bedroom features an ensuite bathroom with large shower, W.C., wash hand basin, built-in wardrobes and two velux windows. It also features its own thermostatic controls. The perfect guest bedroom. There is a private garden to the rear, which is mainly laid to lawn, has a newly laid patio and gated side access. The property benefits from double glazing and gas central heating throughout. Practical features include block paved driveway parking for multiple vehicles and a part garage (part converted into the utility room), ideal for storage. This attractive, detached house combines modern comforts with a flexible layout, set in a peaceful and exclusive cul-de-sac location. Situated in the village of Holmer Green within easy reach of local amenities, reputable schools, and transport links, making it an ideal choice for buyers seeking both privacy and convenience. Viewing is highly recommended to fully appreciate the quality and space this exceptional property has to offer.

## Key Features

- No Onward Chain
- Detached, Three-Storey Family Home
- Four Double Bedrooms
- Walk-In Dressing Room
- Family Bathroom
- Two En-Suites
- Private Cul-De-Sac Location
- Driveway Parking For Three Cars
- Multiple, Versatile Reception Rooms
- Utility Room
- Cloakroom
- Walking Distance To Local Schools & Amenities
- Double Glazing
- Gas Central Heating
- Part Garage
- Private Garden





## Location

Superbly located in the heart of the village where there is a local village hall, pubs, children's playground, sports club and the local Common, providing a friendly, local community. The property is within walking distance of the local village shops and amenities, which include a convenience store and pharmacy. There is also an extensive range of shops at the nearby Park Parade in Hazlemere. There are also good schools for children of all ages and catchment for the excellent Grammar and High Schools. There is a local bus service running through the village and there are three M40 access points within a 10/15 minute drive with easy access to the M25 and M40. There is also access to fast trains into London from High Wycombe (3 miles) Great Missenden (3 miles) and nearest London Underground station Amersham (4 miles). The property also benefits from the beautiful, Buckinghamshire countryside nearby.

**Council Tax band: G**

**Tenure: Freehold**

**EPC: C**



## Directions

From the Hazlemere office of The Wye Partnership, leave the crossroads along the Holmer Green Road and at the mini roundabout take the second exit and ascend Sawpit Hill. At the brow of the hill turn right into Wycombe Road, continuing as it turns into Browns Road and take the second turning right into Copners Drive. Continue along and take the first turning left into Gardener Walk and the property can be found approximately halfway down on the right hand side.

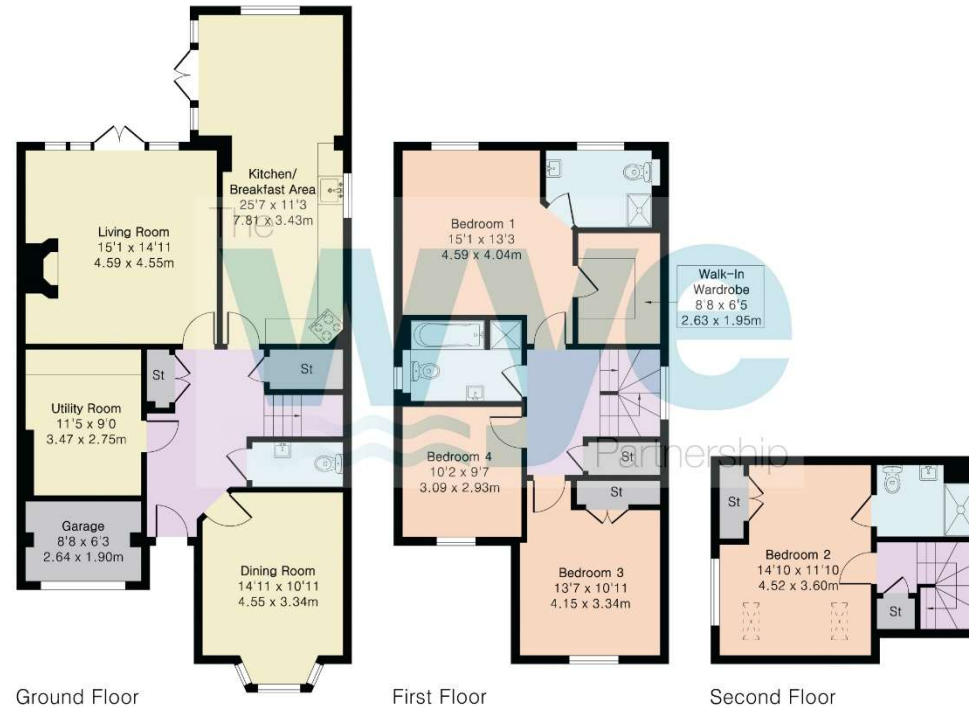
**Approximate Gross Internal Area 1987 sq ft - 185 sq m  
(Including Garage)**

Ground Floor Area 945 sq ft – 88 sq m

First Floor Area 705 sq ft – 66 sq m

Second Floor Area 281 sq ft – 26 sq m

Garage Area 56 sq ft – 5 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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The **wye** Partnership