

Here AM I, White House Lane, Wooburn Green - HP10 0NR

In Excess of £800,000

TIM RUSS & Company







White House Lane

Wooburn Green

- Detached four-bedroom home in elevated setting
- Approximately 1,935 sq ft including garage
- Mature wrap-around gardens
- Attractive countryside views
- Generous sitting/dining room
- Orangery overlooking the garden
- Flexible ground-floor bedrooms/study space
- Ground-floor shower room plus first-floor bathroom
- Principal bedroom with dressing room/study
- Gated driveway and detached garage/workshop

Set in an elevated position on Whitehouse Lane, this detached four-bedroom home offers generous and highly flexible accommodation of approximately 1,935 sq ft including the garage, with mature wrap-around gardens, excellent parking and attractive countryside views. The house has a warm, established feel and offers the sort of space that can adapt easily to changing family needs. The bright entrance hall with vaulted skylight, leads into a generous sitting/dining room, a comfortable everyday living space with good natural light and direct access through to the orangery, which enjoys views over and access to the garden and provides a lovely spot to sit and enjoy the outlook throughout the year.

White House Lane

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The kitchen/breakfast room, also with garden access, is well proportioned and practical, with a separate utility room and cloakroom positioned nearby. Two further ground-floor rooms, one with French doors to the garden, add real versatility, working equally well as bedrooms, guest accommodation, a study, snug or hobby room. With a shower room also on the ground floor, the layout could suit visiting family, older relatives, teenagers or those wanting flexible home-working space. Upstairs, the galleried landing gives a bright sense of arrival and leads to two particularly spacious bedrooms. The principal bedroom is an impressive size and is complemented by a separate dressing room/study, while the second bedroom also offers generous proportions and built-in storage. A recently refitted family bathroom serves the first floor. Outside, the property sits within mature gardens that wrap around the house, with the main lawn enjoying a good degree of privacy from established hedging and planting. The garden offers plenty of usable space for families, entertaining or simply enjoying the countryside setting. A gated block-paved driveway provides parking for several vehicles and leads to a detached garage/workshop with light and power. This is a substantial and flexible home in a sought-after setting, combining space, privacy and views, convenient for easy access to Beaconsfield and the M40.

Council Tax band: E Tenure: Freehold

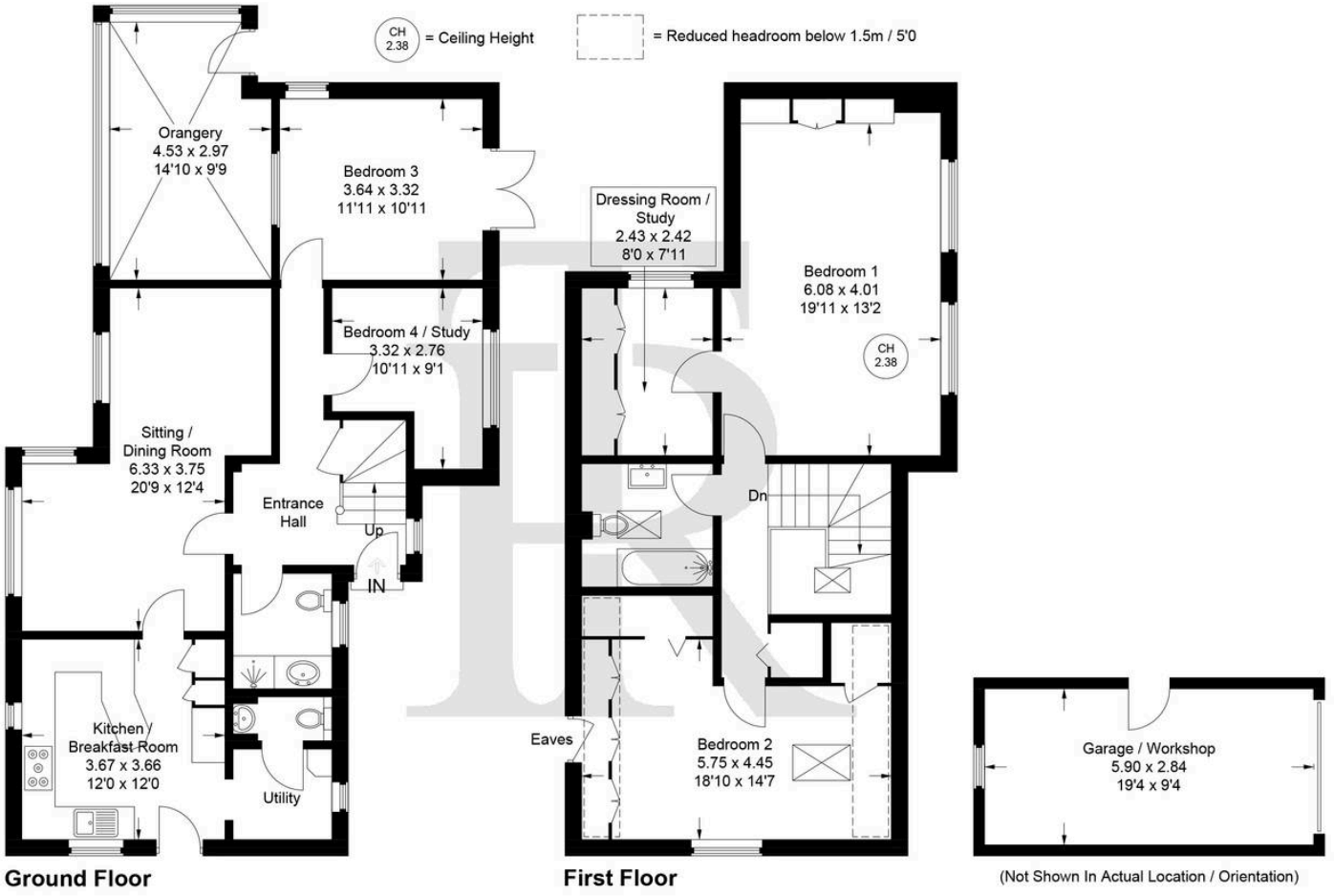
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:









Approximate Gross Internal Area
Ground Floor = 90.5 sq m / 974 sq ft
First Floor = 72.2 sq m / 777 sq ft
Garage / Workshop = 17.1 sq m / 184 sq ft
Total = 179.8 sq m / 1935 sq ft
(Excluding Eaves)

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Tim Russ and Company

6 Burkes Court Burkes Road - HP9 1NZ

01494 681122 • Beaconsfield@timruss.co.uk • timruss.co.uk/

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