



Estate Agents
Hurst

Edgewood Cottage, Gypsy Lane, High Wycombe, Buckinghamshire, HP11 1DS

£1,400,000

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Situated, in arguably one of High Wycombe's most sought after areas, is this simply stunning, four double bedroom, detached cottage that offers over 3,000 sq ft of accommodation and has been superbly designed and extended, as well as being offered in almost show home style condition to an extremely high standard of finishing/fittings. It is hard to know where to start first as there are so many striking features to this fantastic home, from wonderful construction and sympathetic design, to it's stylish double bedrooms that all come with en-suites and two with vaulted ceilings, to its sizeable grounds that are enclosed by a brick and flint wall, and considering its proximity to the town is remarkably secluded. The house is tucked away in a quiet spot, backing allotments in this picturesque conservation area, that gives a real country feel, whilst providing convenient access to the town centre, Handy Cross, Junction 4 of the M40, John Hampden Grammar School, Wycombe High School and is a short walk to Wycombe's train station making it perfect for those still needing to commute. The accommodation includes; entrance hall, guest cloakroom, study/playroom, large living room with bi-folding doors to courtyard and a log burner with a featured brick and tiled surround, huge open plan modern fitted kitchen/breakfast area/dining room/utility space with two sets of bi-fold doors opening to a patio area and gardens, spacious cellar and to the first floor four bedrooms all with en-suites. The property also benefits from; gas central heating, double glazing, gated driveway parking, double garage with office/loft space above, enclosed rear garden with various areas that are perfect for entertaining. This really is a rare opportunity to acquire a wonderful home in a sought after location and we strongly recommend an internal viewing to fully appreciate the space, layout and location. There is also a complete chain above.



**EDGWOOD COTTAGE - OVER 3,000 SQ FT OF LIVING
ACCOMMODATION**

**GATED ENTRANCE WITH DOUBLE GARAGE AND WORK
SPACE ABOVE**

CONSERVATION AREA CLOSE TO THE TOWN CENTRE

INTERNAL VIEWING HIGHLY RECOMMENDED

FOUR DOUBLE BEDROOMS ALL WITH EN-SUITE

**SUPERB AND SECLUDED GROUNDS ENCLOSED BY A BRICK
AND FLINT WALL**

CELLAR AND GUEST CLOAKROOM

SPACIOUS OPEN PLAN

KITCHEN/LIVING/BREAKFAST/DINING AREA

PERIOD FEATURES THROUGHOUT

A SUPERB FAMILY HOME







Edgewood Cottage, Gypsy Lane

Approximate Gross Internal Area
 Lower Ground Floor = 241 sq ft / 22.4 sq m
 Ground Floor = 1414 sq ft / 131.4 sq m
 First Floor = 1309 sq ft / 121.6 sq m
 Garage Ground Floor = 335 sq ft / 31.1 sq m
 Garage First Floor = 154 sq ft / 14.3 sq m
 Total = 3453 sq ft / 320.8 sq m



Floor Plan produced for Hursts by Media Arcade ©.

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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The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

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