Hithercroft Road
Downley

bonners & babingtons

Hithercroft Road
Downley
Buckinghamshire
HP13 5LS

Offers Invited - £550,000

Occupying a highly desirable position within the ever-popular village of Downley, this impressive extended detached residence presents a rare opportunity to acquire a substantial family home offering both immediate comfort and exceptional potential for future enhancement. Set on a generous plot, the property combines spacious and versatile accommodation with exciting scope for further extension and reconfiguration, subject to the necessary planning consents, allowing prospective purchasers to create a truly bespoke home tailored to their lifestyle.

The well-balanced accommodation is arranged to provide flexible living spaces ideally suited to the demands of modern family life. Generous reception areas offer an excellent environment for both everyday living and formal entertaining, while the property's thoughtful layout ensures a natural flow throughout. Large windows allow an abundance of natural light to fill the interior, creating a bright and welcoming atmosphere across all principal rooms.

A particular feature of the home is the substantial rear garden, which provides an attractive and private setting for outdoor living. Whether hosting summer gatherings, enjoying al fresco dining, or simply relaxing with family and friends, the garden offers a wonderful extension of the living space. The size of the plot further enhances the property's appeal, presenting significant opportunities for additional enlargement, landscaping, or the creation of further recreational areas, subject to the relevant permissions.

To the front, the property benefits from a generous driveway providing ample off-road parking for multiple vehicles, complemented by a garage that offers valuable storage or additional parking. The expansive frontage contributes to the home's strong kerb appeal and practical functionality, making it particularly well suited to growing families.

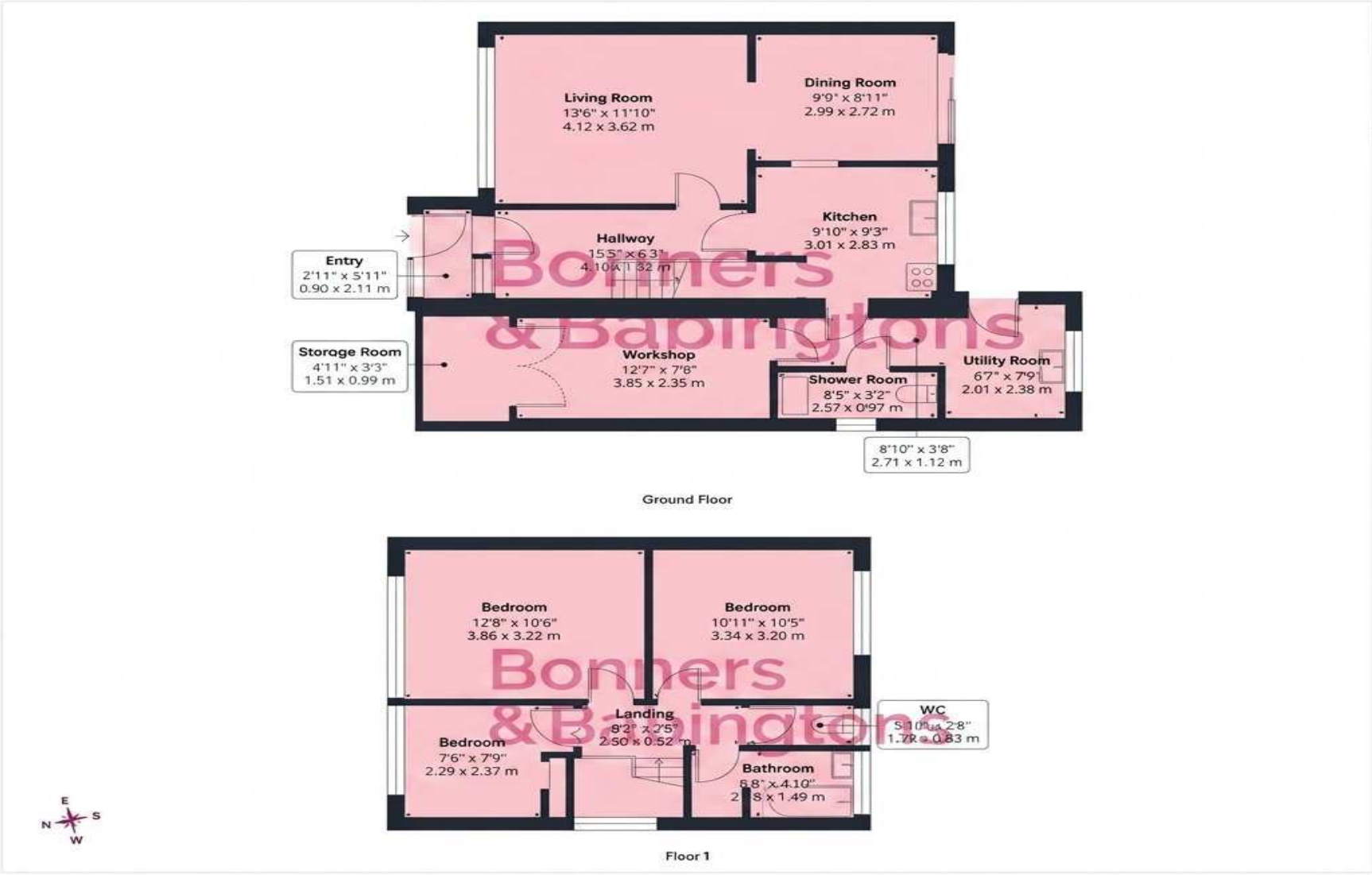
Downley remains one of the area's most sought-after villages, renowned for its welcoming community atmosphere, excellent local amenities, and picturesque surroundings. The property enjoys convenient access to highly regarded schools, scenic countryside walks, and a range of everyday facilities, while nearby transport links provide easy connections to High Wycombe, London, and the wider region. This enviable combination of village charm, accessibility, and future potential makes the property an outstanding proposition for discerning buyers seeking a long-term family home.

Downley

Downley is a picturesque village to the north west of High Wycombe providing excellent schooling, with a highly sought after primary school within walking distance and within catchment of The Royal Grammar School and John Hampden Grammar School for boys along with the Wycombe High School for girls. Locally the prestigious National Trust Downley Common allows miles of countryside walks. High Wycombe offers links to London which include a mainline railway station with direct service to London Marylebone and junctions 3 and 4 of the M40 motorway.

Tenure: Freehold

Council Tax Band: E



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