

Hurst Estate Agents

49 Marlow Hill, High Wycombe, Bucks, HP11 1SX

Offers In Excess Of £1,150,000

49 Marlow Hill, High Wycombe, Bucks, HP11 1SX

Situated in one of High Wycombe's most prestigious and sought-after locations, this exceptional five-bedroom detached residence offers over beautifully curated living space, perfectly balancing luxury, practicality, and lifestyle. Ideally positioned within walking distance of the highly regarded John Hampden Grammar School and Wycombe High School, and just moments away from High Wycombe station with fast direct links into London Marylebone, the property is perfectly suited for commuters and growing families alike. Junction 4 of the M40 is also just a short drive away, providing excellent access to London, Oxford, and the wider motorway network.

Occupying a generous and level plot, the home immediately impresses with its striking frontage, extensive carriage driveway, and elegant curb appeal. Internally, the property has been thoughtfully extended and comprehensively modernised to an exceptional standard throughout, creating a stylish yet welcoming family home ready to move straight into.

Outside, the landscaped rear garden offers a wonderful sense of privacy and tranquillity, bordered by mature hedging and established trees. The substantial patio stretches across the width of the home, creating the perfect setting for outdoor dining and summer entertaining, complemented by a superb brick built summer house.

Additional benefits include gas central heating, double glazing, double garage, and ample off-street parking for multiple vehicles.

This is a rare opportunity to acquire one of the area's finest family homes in an outstanding location, combining exceptional living space with excellent schooling, commuter convenience, and a superb lifestyle offering. An early viewing is high recommended.

FIVE BEDROOM DETACHED HOME
THREE BATHROOMS & GUEST CLOAKROOM
DOUBLE GARAGE & CARRIAGE DRIVEWAY
STUNNING FAMILY HOME
INTERNAL & EARLY VIEWING ADVISED
PRINCIPAL BEDROOM WITH EN-SUITE
HUGE TRIPPLE ASPECT SITTING ROOM
GAS CENTRAL HEATING & DOUBLE GLAZED
GOOD ACCESS TO M40 & TRAIN STATION
WALKING DISTANCE OF LOCAL SCHOOLS



















wyc@hursts.co.uk 01494 521234 www.hursts.co.uk











Marlow Hill

Approximate Gross Internal Area
Ground Floor = 1098 sq ft / 102.0 sq m
First Floor = 1098 sq ft / 102.0 sq m
Outbuildings = 505 sq ft / 46.9 sq m
(Including Double Garage)
Total = 2701 sq ft / 250.9 sq m



Floor Plan produced for Hursts 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.

Hurst Estate Agents

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.

1 Crendon Street, High Wycombe, Bucks, HP13 6LE
Tel: 01494 521234 Fax: 01494 523392 Email: wyc@hursts.co.uk Web: www.hursts.co.uk