



2A
Five Fields


Estate Agents
Hurst

2a School Close, High Wycombe, Buckinghamshire, HP11 1PH
£950,000

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Offered to the market in immaculate condition throughout is this bright and spacious 2,434 sq. ft. detached family home, which has been well maintained by the current owners since their purchase in 2006. Occupying a prime position on School Close - widely regarded as one of High Wycombe's most sought-after private roads, this exceptional home combines generous living space with a highly desirable and convenient setting. The property is ideally located within walking distance of two of the town's most highly regarded grammar schools, Wycombe High School and John Hampden Grammar School, making it a superb choice for families. For commuters, High Wycombe train station and Junction 4 of the M40 are also easily accessible, offering excellent transport links to London and beyond.

The accommodation comprises: entrance porch, welcoming hallway, guest cloakroom, a spacious living room, formal dining room, study/home office, garden room, well appointed kitchen and separate utility room. A particularly noteworthy feature is the substantial annexe/family room, complete with its own shower room and independent boiler system (installed March 2021), providing ideal space for multi-generational living, guests, or additional entertaining. Upstairs, the property offers four generously sized double bedrooms, including a principal bedroom with en-suite shower room, alongside a modern four-piece family bathroom.

Externally, the property sits on a generous wrap around corner plot, with the garden benefiting from a sunny aspect throughout the day. The space has been thoughtfully designed to include a covered lean to seating area with decking, ideal for entertaining and outdoor dining. To the front, the substantial driveway provides parking for up to six vehicles.



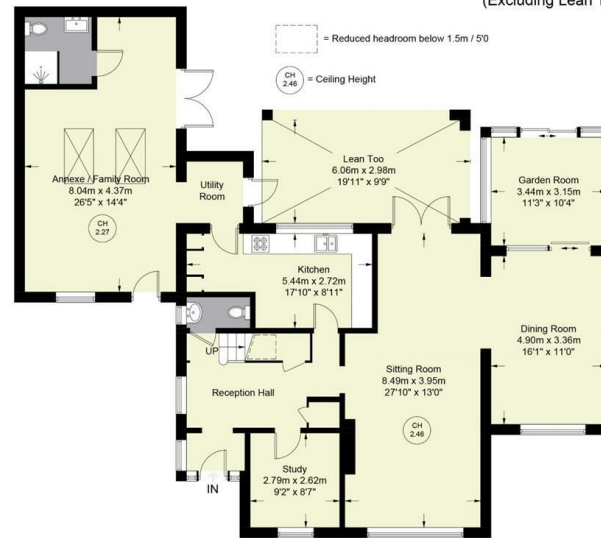
HIGHLY SOUGHT AFTER LOCATION
SHORT WALK TO GRAMMAR SCHOOLS
LARGE 2,434 SQ.FT FAMILY HOME
AMPLE DRIVEWAY PARKING FOR UP TO 6 CARS
FOUR/FIVE BEDROOMS
EN-SUITE SHOWER ROOM TO PRINCIPAL BEDROOM
CORNER PLOT
FIVE RECEPTION ROOMS
LARGE ANNEXE/FAMILY ROOM
CLOSE TO J.4 OF M40



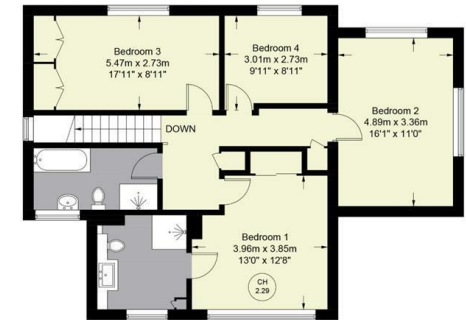


School Close

Approximate Gross Internal Area
Ground Floor = 1513 sq ft / 140.6 sq m
First Floor = 921 sq ft / 85.6 sq m
Total = 2434 sq ft / 226.2 sq m
(Excluding Lean Too)



GROUND FLOOR



FIRST FLOOR

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.



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