



Estate Agents  
**Hurst**

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

# 2a School Close, High Wycombe, Buckinghamshire, HP11 1PH

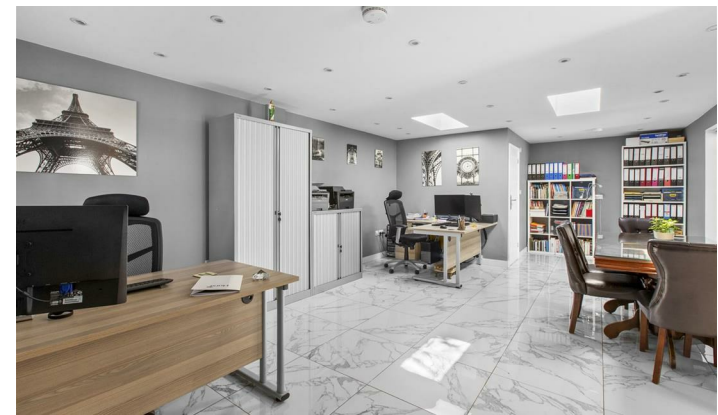
Offered to the market in immaculate condition throughout is this bright and spacious 2,434 sq. ft. detached family home, which has been well maintained by the current owners since their purchase in 2006. Occupying a prime position on School Close - widely regarded as one of High Wycombe's most sought-after 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.



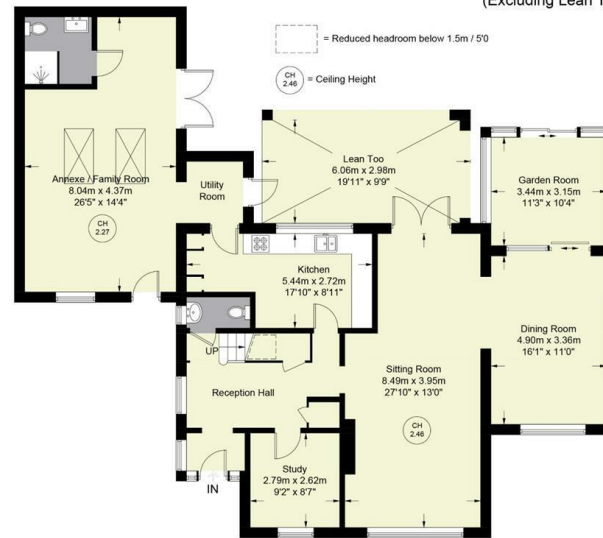
- HIGHLY SOUGHT AFTER LOCATION**
- SHORT WALK TO GRAMMAR SCHOOLS**
- LARGE 2,434 SQ.FT FAMILY HOME**
- AMPLE DRIVEWAY PARKING FOR UP TO 6 CARS**
- FOUR/FIVE BEDROOMS**
- EN-SUITE SHOWER ROOM TO PRINCIPAL BEDROOM**
- CORNER PLOT**
- FIVE RECEPTION ROOMS**
- LARGE ANNEXE/FAMILY ROOM**
- CLOSE TO J.4 OF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



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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