

# HUNT & NASH

Est. 1938

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# Prospect House, Widmoor, Wooburn Common Buckinghamshire HP10 0JG

**SPACIOUS DETACHED FAMILY HOME OF ABOUT 2200 SQ FT  
FABULOUS OPEN PLAN LIVING SPACE WITH BEAUTIFUL KITCHEN  
FOUR BEDROOMS: FOUR RECEPTION ROOMS: TWO BATH/SHOWER ROOMS  
HOME OFFICE AND SEPARATE STUDY: DELIGHTFUL GARDENS  
AMPLE PARKING: HIGHLY SOUGHT AFTER LOCATION: NO ONWARD CHAIN  
COUNCIL TAX BAND G: EPC RATING D**



A superbly presented four bedroom detached family home that has been extended at ground floor level to provide spacious, open plan yet flexible accommodation that takes full advantage of the lovely aspect over the rear garden and adjoining woodland.

The property extends to around 2200 sq ft with the main feature being the stunning living area that comprises the kitchen, family room and dining area. There are bi fold doors and a large lantern style roof light allowing plenty of natural light to flood in to this stunning space. To the front of the property is a cosy living room with a polished wooden floor and a wood burning stove, perfect for staying warm during autumnal evenings. There is a study and a separate office, ideal for working from home and there is a large walk in pantry off the kitchen, a separate utility room and a studio room that has been converted from the garage.

On the first floor there are four bedrooms including a master bedroom with a dressing area and an en suite shower room, and a re fitted family bathroom.

The rear garden is laid mainly to lawn with mature, well stocked flower and shrub borders that extends to a point and into the adjoining woodland. This area was bought by the current owners several years ago to enlarge and enhance the garden and will be conveyed with the property. There is a large patio adjacent to the rear of the property that can be accessed from the living space and family room. At the front of the property is ample parking and an electric car charging point.

Wooburn Common is located between Beaconsfield and Bourne End which are popular Buckinghamshire villages/towns with excellent communication links via road and rail to Central London. The County is renowned for its choice and standard of state and private secondary schools and is one of the few to maintain grammar schools including The Royal Grammar School, John Hampden Grammar School, Sir William Borlase's, Wycombe High and Beaconsfield High. There are various sporting facilities and opportunities locally including golf at Beaconsfield, Sailing at Upper Thames Sailing Club plus Racing and Polo at Ascot and Windsor.

## **HMRC Anti Money Laundering**

Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

**Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR.**

## **GUIDE PRICE . . . £1,275,000 . . . FREEHOLD**

The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Viewing By Appointment  
Tel: 01628 522568 Email: [bourneend@huntandnash.co.uk](mailto:bourneend@huntandnash.co.uk)



All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. [www.huntandnash.co.uk](http://www.huntandnash.co.uk)



**Travel time by Rail (from Bourne End Station)**  
 Marlow - 7 mins | Reading - 30 mins | London Paddington - 35 mins

**Travel time by Rail (from Beaconsfield Station)**  
 Oxford - 50 mins | Banbury - 49 mins | London Marylebone - 26 mins







Note: These particulars are produced in good faith, having been prepared as a general guide.\* Hunt & Nash give notice that they do not constitute any part of a contract. We have not carried out a survey, nor tested the services, appliances and specific fittings if any. Room sizes should not be relied on for carpets and furnishings

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