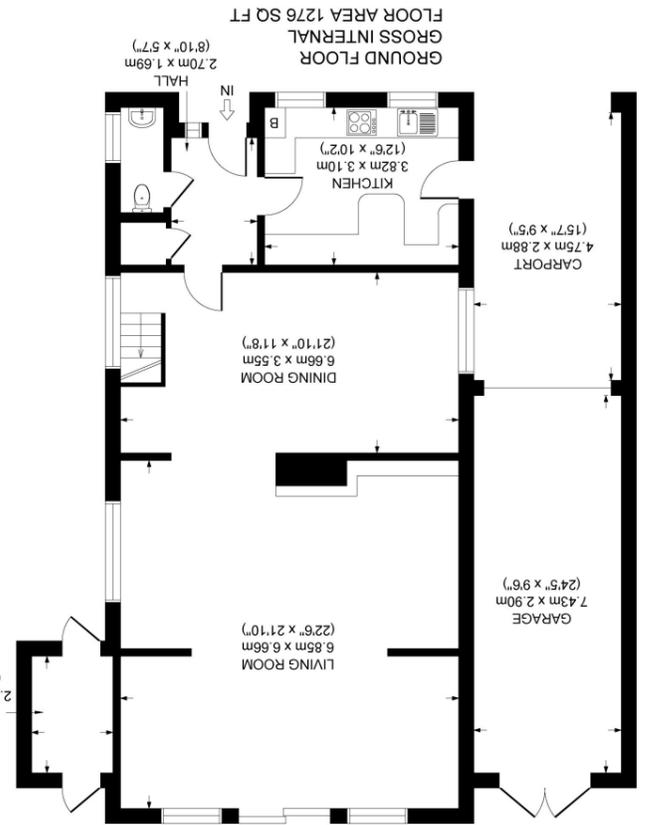
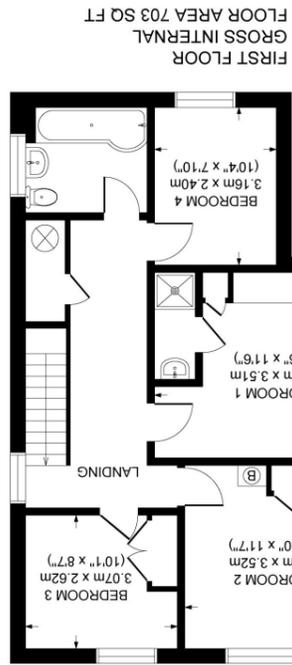
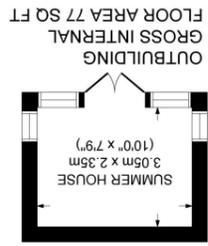


These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make future enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give nor do Messrs John Nash & Co. nor does any Partner or Employee or Agent of Messrs John Nash & Co. have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agents supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these Particulars.

All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

**JOHN NASH & CO.**

LADRAM, 17 BROWNS ROAD, HOLMER GREEN, HP15 6SL  
 APPROX. GROSS INTERNAL FLOOR AREA 2056 SQ FT / 191 SQ M INCL. GARAGE/OUTBUILDING



Energy Efficiency Rating	
Current	Potential
69	75

England, Scotland & Wales  
 EPC (2008/11/15)

Very energy efficient - lower running costs (82+)

A (61-91)

B (55-60)

C (49-54)

D (43-48)

E (37-42)

F (29-34)

G (13-18)

Not energy efficient - higher running costs (1-20)



17 Ladram | Browns Road | Holmer Green | High Wycombe | Buckinghamshire | HP15 6SL

£795,000

**JOHN NASH & CO.**

FOUR DOUBLE BEDROOM DETACHED HOUSE | IMPRESSIVE OPEN PLAN LIVING SPACE | GENEROUS PLOT | EXCEPTIONAL SCOPE FOR MODERNISATION AND EXTENSION (STPP) | CARPORT | GARAGE | SUMMER HOUSE | NO ONWARD CHAIN



This spacious Four Double Bedroom Home offers exceptional space for modernisation and extension (STPP) with its most generous grounds. The property has an impressive open plan living space amongst 2056 sq foot. This property is ripe for someone wanting to make an ideal family home.

### The Property

An ideal detached family home that is spacious with four-bedrooms offering exceptional scope for modernisation and extension (STPP), set within generous grounds and retaining great character and charm.

### The Downstairs

The property is approached via a substantial front garden with a driveway providing parking for several vehicles, in addition to a carport and garage. A glazed entrance door opens into a welcoming and well-proportioned hallway, giving access to a ground floor cloakroom and the kitchen, which is fitted with a fridge, oven, dishwasher and boiler.

From the hallway, the accommodation flows into an impressive open-plan living space, ideal for modern family living and entertaining. This expansive area incorporates a defined dining section and a generous lounge, featuring a striking fireplace with brick surround and hearth, complemented by attractive brick-built shelving. Four glazed double doors open directly onto the rear patio, creating a seamless connection between the indoor and outdoor spaces.

### To the Upstairs

To the first floor are four well-proportioned double bedrooms, with the principal bedroom benefiting from an en-suite shower room. A family bathroom serves the remaining bedrooms and is fitted with a shower over the bath, wash basin and built-in storage cupboards. Additional features include a large airing cupboard housing the water tank and a loft that has been insulated.

### The Garden

The true highlight of the property is the substantial rear garden, thoughtfully arranged into three distinct areas. It includes two patio spaces, a summer house and a garden shed, offering excellent potential for landscaping, entertaining and further enhancement.

Ripe for redevelopment and significant improvement, this property presents an exciting opportunity to create a superb family home, all while retaining its original charm and character.

**Council Tax Band G £3,870.41**

### Location

Located in the heart of this sought after Chiltern village, this property sits a short level walk to the village shops, pond and common plus the beautiful Chiltern countryside that surrounds the village. The property lies within walking distance of the village Infant, Junior and Senior Schools each with a reputation that brings property buyers to the area. Fast bound London trains available from Amersham (3.5 miles) High Wycombe (3 miles) and Beaconsfield (5 miles). Three M40 access points are within a 15 minute drive and the M25 and M1 motorways are also easily accessible

