

Margaret Court

Cressex Road High Wycombe Buckinghamshire HP12 4PZ



A selection of just five high specification homes situated in a private road in High Wycombe



The JNP Partnership *20th Anniversary*
complete property solutions

Margaret Court, Cressex Road, High Wycombe, Buckinghamshire HP12 4PZ

HIGH WYCOMBE & LOCALITY

High Wycombe is one of the most popular market towns in Buckinghamshire. Sitting in a beautiful valley amid the dramatic surroundings of the Chiltern Hills, it offers a substantial variety of benefits to the residents.

The town is a mature residential centre, which has built up over the last two centuries as the major centre for furniture building in South East England. Many of the ancient beechwoods in the surrounding countryside bear witness to this heritage.

The town has a very wide selection of shops, businesses and open countryside. On the outskirts of the town there are several large retail parks offering the more substantial supermarket including John Lewis with the newly built Eden shopping centre found in the town

Margaret Court is situated on the edge of the town and a short drive from the main line railway station, which provides a fast and frequent service to London, Bicester, Banbury and Birmingham with Chiltern Railways.

Leisure facilities are among the best in the county with the substantial sports and leisure centre at Handy Cross. There are also numerous local golf courses and equestrian activities in the surrounding Chiltern Hills.

For entertainment there is the Wycombe 6 multi-screen cinema complex and restaurant centre. The Wycombe Swan is one of the finest theatres outside London giving a wide spectrum of theatrical production.

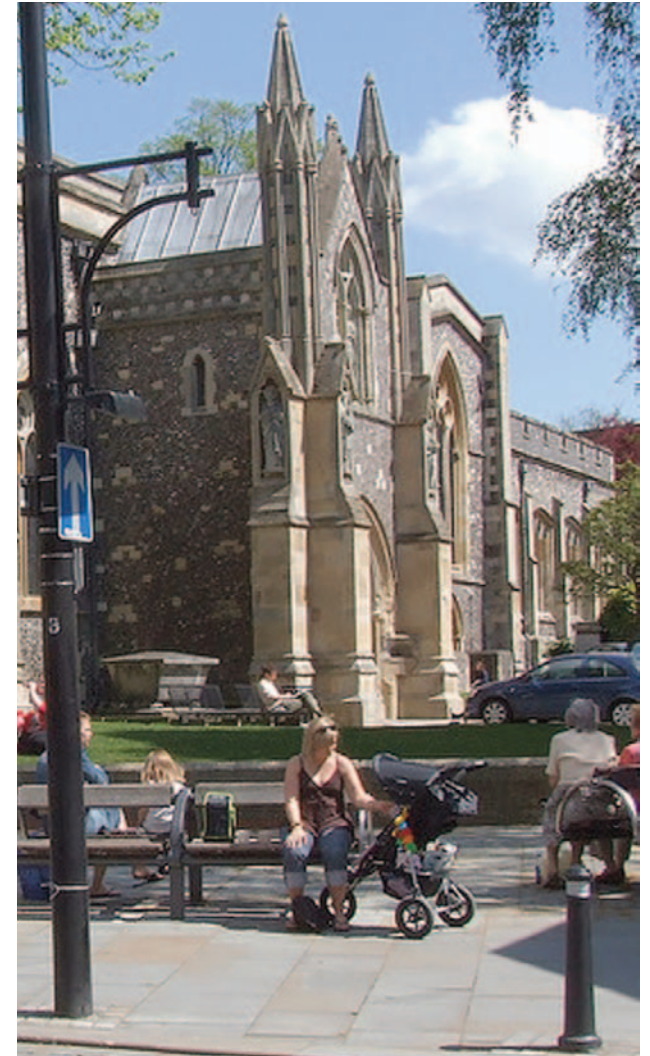
Education facilities in High Wycombe are first class, as this part of Buckinghamshire is renowned for the high quality of its grammar schools. It also has many fine primary and secondary schools in both the private and public sector.



The Rye, High Wycombe



Nearby Hazlemere Golf Club



The Town Centre, High Wycombe

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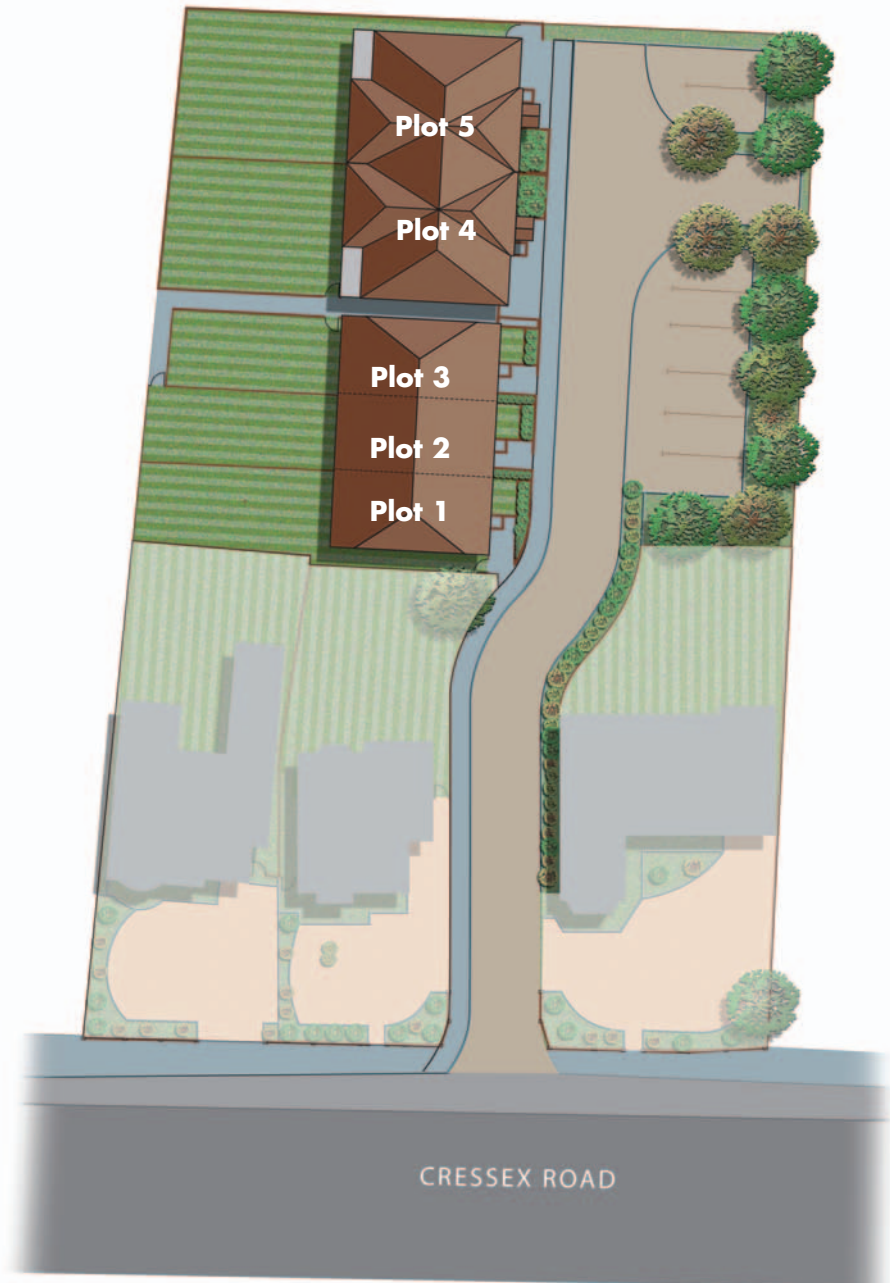
The Eden Centre, High Wycombe

Margaret Court - Cressex Road, High Wycombe. This unique development consists of just three high specification town houses and two semi-detached homes.

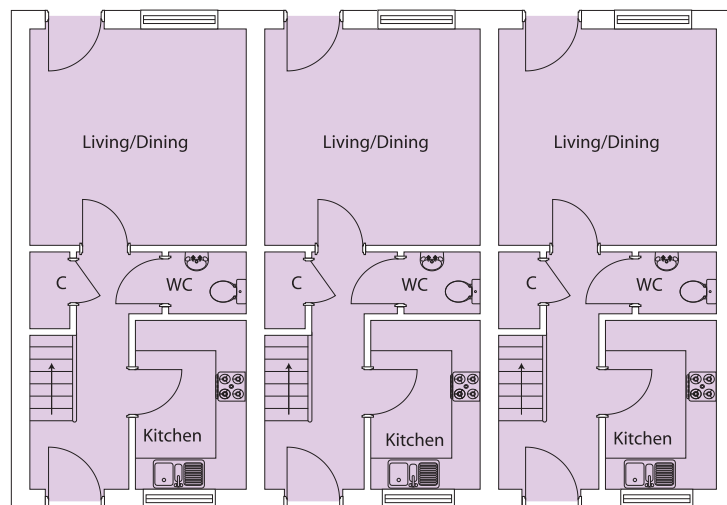
The development leads off a private road which branches off from Cressex Road. The properties will be built to exacting standards and specifications.

Plots 1-3 These three delightful terraced homes offer a sizeable a living/dining room, a fully fitted designed kitchen with integrated appliances and cloakroom. The first floor has two bedrooms and two bathrooms (en-suite to master bedroom). Each home has a private landscaped and fully turfed garden and comes with two allocated parking spaces.

Plots 4/5 These two semi-detached homes offer flexible accomodation. The ground floor consists of a spacious living/dining room, a fully fitted designed kitchen with integrated appliances, a ground floor cloakroom and integral garage. The floor floor features a large master bedroom with ensuite. There are two further bedrooms, which are served by a family bathroom. Each home has a private landscaped and fully turfed garden and comes with a further allocated parking space.



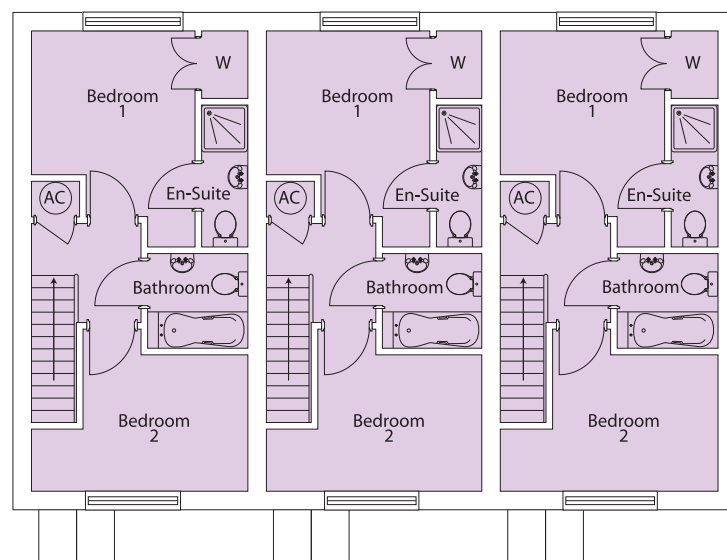
Floor Plans & Dimensions 1-3



Ground Floor

Plots 1-3

Living/Dining	4.13m x 4.10m	13'5" x 13'6"
Kitchen	3.22m x 2.13m	10'7" x 7'0"

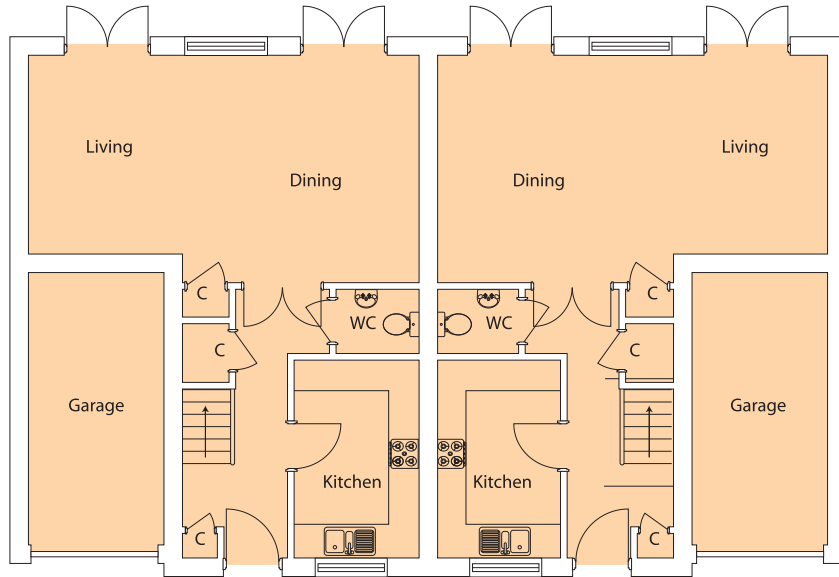


First Floor

Plot 1-3

Bedroom 1	3.54m max x 3.13m max	11'7"max x 10'3"max
Ensuite	2.70m x 0.90m	8'10" x 2'11"
Bedroom 2	4.34m max x 2.60m	14'3"max x 8'6"
Bathroom	1.92m x 1.82m	6'3" x 5'11"

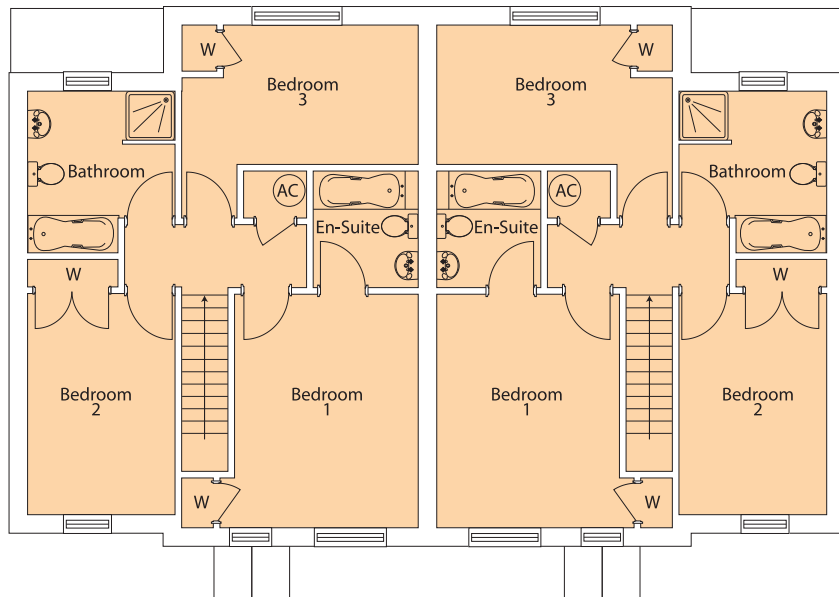
Floor Plans & Dimensions 4/5



Ground Floor

4/5

Living/Dining	7.42m x 4.32m max	24'4" x 14'2" max
Kitchen	3.74m x 2.37m	12'3" x 7'9"
Garage	5.19m x 2.62m	17'0" x 8'7"



First Floor

5/5

Bedroom 1	4.41m x 3.76m max	14'5" x 12'4" max
Ensuite	2.20m x 2.00m	7'2" x 6'7"
Bedroom 2	4.18m + Ward x 2.80m	13'8" x 9'2"
Bedroom 3	4.50m x 2.66m	14'9" x 8'9"
Bathroom	3.08m x 2.80m	10'1" x 9'2"



Windows & Doors

- White UPVC window sealed double glazed windows.

Internal Doors

- Fire doors with a choice of walnut or oak with brushed steel furniture.

Lighting & Electrics

- Inset chrome ceiling lights throughout, brushed steel fittings.
- Smoke alarms to Entrance Hall and upstairs landings
- Telephone points to Living Room/Family room and Master Bedroom
- Internet connections to all rooms
- Television point to Living Room

Heating & Hotwater

- Under floor heating on the ground floor multi zone.
- Gas to radiators with modern heating system to the first floor.

Kitchen

- Bespoke modern designed kitchen.
- Granite worktops and upstands

Specification

- 5 ring gas hob below double electric oven with designer hood extractor
- Integrated fridge/freezer, dishwasher and washing machine

- Fully tiled floor with large porcelain tiles

Bathrooms & En-Suites

- High quality fitted bathroom suite/shower suite/vanity unit designer chrome taps
- Fully tiled bathrooms (cloakroom) half tiled and splashback to basin

Flooring

- Ground floor choice of hard wood or large porcelain tiles
- First Floor/Stairs Carpet

Landscaping

- Gardens laid to lawn with slab paving and pathway with secure boarded fencing surround
- Each unit comes with a 10 year warranty.



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ROAD

The M40 (J4) is just 1 mile away and provides access to London, Birmingham, the M25, Heathrow (22 miles) and Gatwick (60 miles) airports and the rest of the motorway network.

RAIL

Margaret Court is ideally suited for the commuter. High Wycombe Station is just 2 miles away, with Chiltern Railways serving London (Marylebone in shortest journey time of 28 minutes) and Bicester, Banbury and Birmingham with fast and frequent services.

Chiltern Railways



Chiltern Railways - London - Marylebone 28 minutes



London to Birmingham M40 - 1 Mile

For all enquiries please contact
The JNP Partnership New Homes office on
01494 521222



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Land & New Homes **01494 521222**
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