



21 Chapel Street, Downley, High Wycombe, Buckinghamshire, HP13 5XH

Asking Price | £395,000

## Property Features

- Beautifully maintained character cottage in the heart of Downley Village
- Retains original features including exposed beams and fireplaces
- Open-plan Living and Dining Room with cosy log burner
- Well-fitted Kitchen/Breakfast Room
- Enclosed rear garden with lawn and patio area
- Quiet location towards the end of a popular road
- Walking distance to Downley Common, local shops, and schools
- Excellent commuter links via High Wycombe station to London Marylebone

## Full Description

Tucked away towards the end of this charming and sought-after road, 21 Chapel Street is a beautifully maintained character cottage set in the heart of Downley Village. Within easy walking distance of Downley Common, local shops, and schools, this delightful home blends period charm with modern comfort.

Retaining much of its original character, the cottage boasts exposed beams and feature fireplaces that add warmth and personality throughout. The ground floor offers a welcoming, open-plan Living and Dining Room, complete with a cosy log burner – perfect for relaxing evenings. At the rear is a well-appointed Kitchen/Breakfast Room with fitted appliances and a stable door that opens out to the picturesque rear garden.

Upstairs, there are two generous bedrooms and a stylish bathroom fitted with a modern white suite. Outside, the garden is a real haven – a private and well-tended space with lawn, patio areas, colourful flower and shrub borders, and a large garden shed tucked away at the far end.

### About Downley Village

Downley is one of the most desirable locations in High Wycombe, offering a strong sense of community and access to scenic countryside. The village is centred around the expansive Downley Common, a haven for walkers, dog owners and nature lovers, with far-reaching views across the Chiltern Hills – part of a designated Area of Outstanding Natural Beauty.

Local amenities include a parade of independent shops and pubs and well-regarded primary schools such as The Downley School and nearby secondary options including John Hampden Grammar School and Wycombe High. The area is also ideal for commuters, with High Wycombe train station just a short drive or bus ride away, offering fast and regular services to London Marylebone in under 30 minutes.

This charming cottage is a rare opportunity to enjoy village life with all the conveniences of modern living – early viewing is highly recommended.







Kingshills Estate Agents  
Comet Studios  
Amersham  
Buckinghamshire  
HP7 0PX

01494 939868  
hello@kingshills.co.uk  
kingshills.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements