



Uplands House, Four Ashes House, Cryers Hill, High Wycombe, HP15
Chain Free £535,000 Leasehold

Anthony Webb
ESTATE AGENTS

Uplands House, Four Ashes House, Cryers Hill, High Wycombe, HP15

New executive apartment situated on the first floor of this converted Grade II listed building offering two bedrooms, spacious living/kitchen space, two bath/shower rooms and gated allocated parking space.

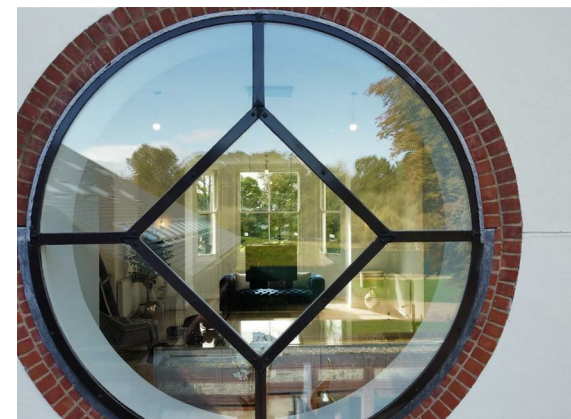
Set within 18 acres of stunning landscaped grounds, the Uplands House Development consists of an historic Victorian Country House which was originally built over 150 years ago with a later, modern addition to the development which was used as a conference centre and hotel by the De Vere group.

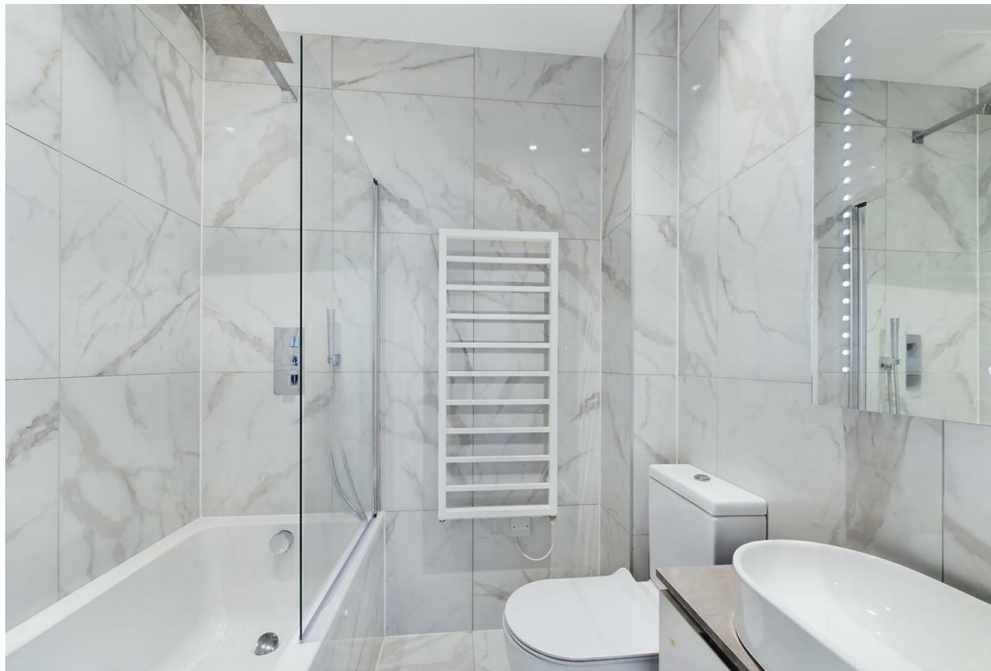
The developer, Area Equity have sympathetically converted the site into 54 unique and individual apartments, each designed to a high specification with luxurious Italian designed fitted kitchens complete with Bosch appliances, quartz worktops and ample cupboard space. The bathrooms are also Italian designed and have been fitted with premium fixtures and fittings and high quality accessories.

These executive apartments are set behind security gates with CCTV and comes with allocated parking and access to the beautifully maintained 18 acres of landscaped communal grounds which include lawned areas and woodland pathways. This unique feature allows residents to immerse themselves in the tranquillity of their natural surroundings, providing a haven of peace and serenity.

Wycombe Council Tax Band D
Remaining lease length 125 years
Ground rent n/a
Service charges £2651 p.a

- New apartment in gated development
- First floor
- Spacious open plan living/kitchen space
- Modern kitchen
- Two modern bath/shower rooms
- Fantastic views over Hughendon Valley
- Grade II listed building
- Allocated parking space





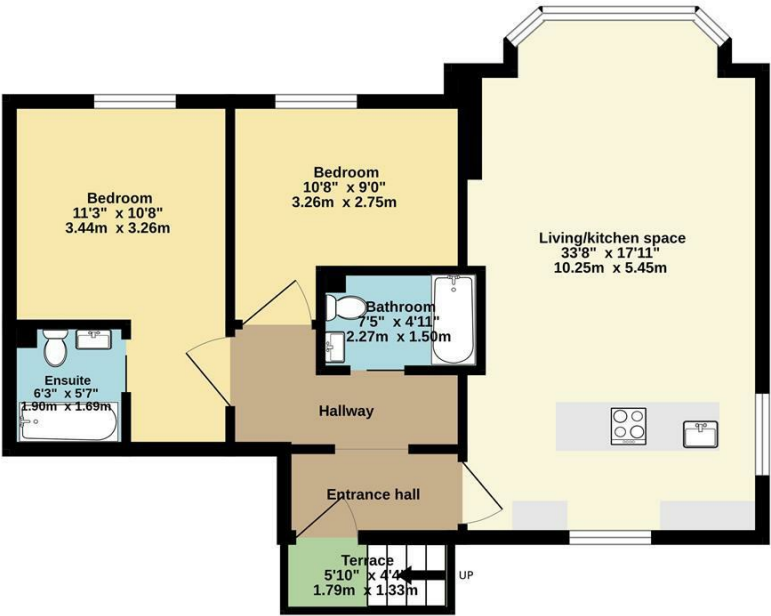
Uplands House, Four Ashes House
Cryers Hill
High Wycombe
HP15 6DY

Tenure: Leasehold
Gross Internal Area: 1023.00 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(61-81) B		
(59-80) C		
(55-58) D		
(51-54) E		
(47-50) F		
(1-46) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(59-80) C		
(55-58) D		
(51-54) E		
(47-50) F		
(1-46) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

First floor
1023 sq.ft. (95.0 sq.m.) approx.



TOTAL FLOOR AREA: 1023 sq ft. (95.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix C2024

Property particulars as supplied by Anthony Webb Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers of lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures statements or representations of fact, but must satisfy themselves by or of fittings, gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. no person in the employment of Anthony Webb has any authority to make any representation or warranty whatever in relation to this property.

348 Green Lanes, Palmers Green, London N13 5TJ
020 8882 7888
palmersgreen@anthonywebb.co.uk
anthonywebb.co.uk

Anthony Webb
ESTATE AGENTS