



Midways
Cryers Hill

TIM RUSS
& COMPANY



Midways Cryers Hill Road, Cryers Hill Buckinghamshire HP15 6JS

With lovely views across the valley is this detached chalet bungalow, renovated and decorated throughout to an exceptional standard.

£750,000



The Property

Midways is set within a large and leafy plot and has been totally transformed in the hands of the present owners. The property offers generous and flexible accommodation and is situated in the beautiful area of Cryers Hill, just a short walk to the highly regarded Great Kingshill combined school. The property benefits from ample off road parking, detached garage and gym which could easily be converted into an outside studio/office.

In brief the accommodation comprises: entrance porch opening to large and welcoming hallway with cupboard housing new water tank and pressure pump. Recently refitted kitchen/breakfast room opening to bright and spacious dining room, with patio doors to outside. Sitting room with feature fireplace and log burning stove opening to a generous family room. Also, on the ground floor can be found a large study with bay window to front, ground floor bedroom with mirrored fitted wardrobes and well equipped shower room. Upstairs there is a large storage cupboard off of the landing and three further bedrooms all with fitted wardrobes. The family bathroom has been refitted to exacting standard and benefits from a free standing bath and large walk in shower.

Outside

To the rear of the property is a newly laid patio with pathway leading to a large expanse of lawn surrounded by mature trees and shrubs. The garden opens up to a generous wooded area which offers fantastic potential to create tree houses and adventure playground. From the garden are the most spectacular views over the Hughenden Valley.

Location

Cryers Hill lies between the villages of Great Kingshill and Hughenden Valley. It offers a post office/general store and two very sought-after primary schools nearby, known as Hughenden Valley Primary School and Great Kingshill Combined School.

Buckinghamshire is renowned for its state and private education, details of which can be obtained from the local authority.

The surrounding countryside offers numerous footpaths and bridleways through open fields and countryside.

The larger centre of High Wycombe has a range of major shopping facilities and a mainline station to London Marylebone (travelling time approx. 25 minutes). Junction 4 of the M40 links with the general motorway network.

Mortgage

Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

Viewings

Strictly by appointment only.

Directions

Post code for Sat Nav: **HP15 6JS**

Additional Information

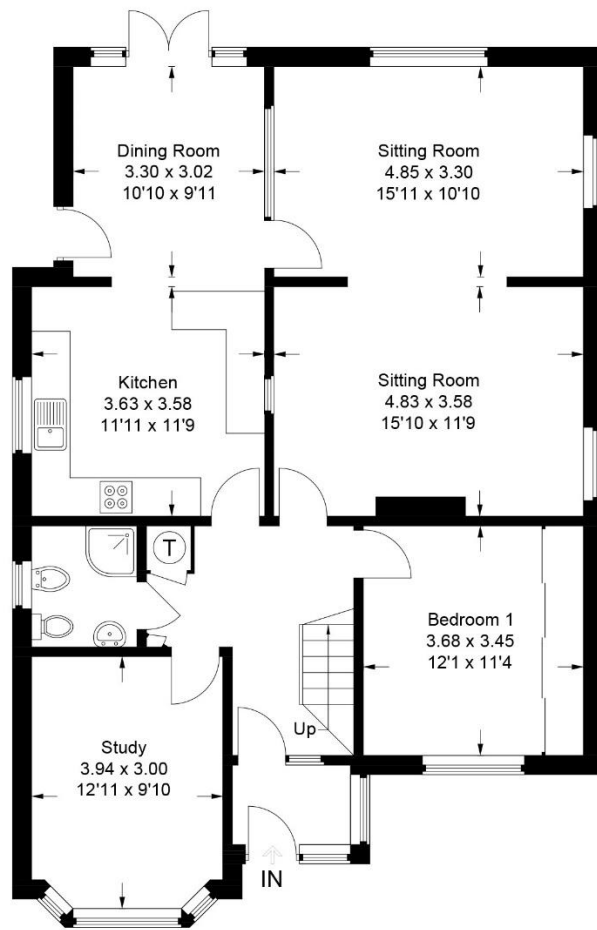
Council Tax Band: F

Tenure: Freehold

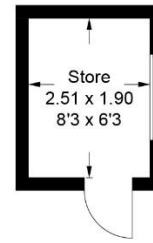
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

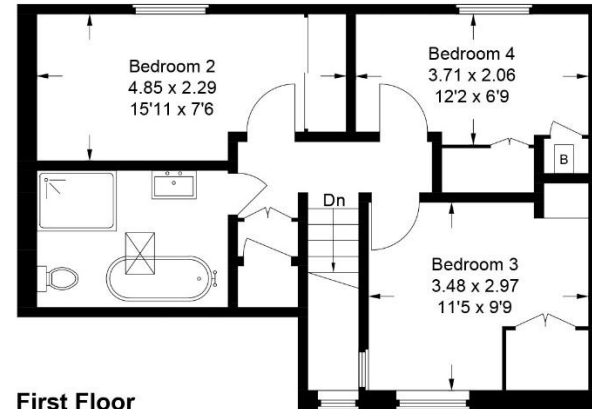




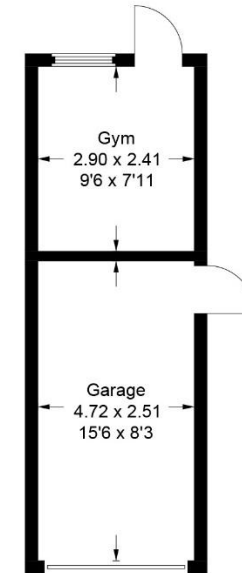
Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor



(Not Shown In Actual Location / Orientation)

Cryers Hill

Approximate Gross Internal Area

Ground Floor = 101.2 sq m / 1089 sq ft

First Floor = 45.5 sq m / 490 sq ft

Garage / Store / Workshop = 23.7 sq m / 255 sq ft

Total = 170.4 sq m / 1834 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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