



Oakengrove Cottages
Hazlemere

TIM RUSS
& COMPANY



2-3 Oakengrove Cottages Oakengrove Road, Hazlemere, Bucks HP15 7LW

A picturesque brick & flint six bedroom detached cottage of size & character set in large mature gardens, a stroll to local amenities.

Offers Over £900,000



A personal comment from the owner.

'Throughout our long and happy family life in Oakengrove Cottages, the property has grown with us, adapting with ease to children, different styles of working and our many hobbies. We've run businesses from it, and recorded bands. We've gardened (with very little skill), held parties, and enjoyed seeing the red kites swooping overhead, and the bats on summer evenings. We hope whoever we pass it on to enjoys it as much as we have.'

The Property

Originally two cottages built in 1836 as the farm workers cottages to Oakengrove Farm, in the 1970's a separate cottage was built to the north (no.3) and now forms one dwelling. It benefits from a convenient position within easy access to local amenities, well regarded schools and public transport links. The property offers versatile accommodation, suitable for joint family occupation. It also benefits from solar panels which supply most of the power needs in the summer months and also provides power for the EV charger. In brief the accommodation comprises; five reception rooms, two conservatories, two kitchens, utility/laundry room, six bedrooms, dressing room, two bathrooms and a cloakroom.

Outside

The property is approached via Oakengrove Road and is situated at the entrance to a small private close. There is an impressive gravel driveway providing extensive parking leading to a detached double garage. There are paved seating areas and stocked flower & shrub bed incorporating a well (historically the property is believed to have been used as a market garden or cherry orchard). There is gated side access to the large mature rear gardens with a lovely climbing wisteria. The extensive lawned gardens are an attractive feature with wide paved sun terrace for al fresco dining and entertaining.

Location

Hazlemere is conveniently located between High Wycombe and Amersham offering excellent commuter links into London, both with regular trains into Marylebone. Local shopping facilities and restaurants can be found on Hazlemere Crossroads and Park Parade.

The property is in the catchment area for popular Hazlemere and Holmer Green schools. Buckinghamshire is renowned for its state and private education. Grammar schools include The Royal Grammar School for boys and Wycombe High School for girls to name but a few. Details will need to be confirmed with the appropriate schools for their catchment areas.

For recreation Hazlemere and the surrounding area offers a wide variety of leisure and entertainment facilities including Wycombe Swan Theatre, the swimming pool and multi sports centre on Marlow Hill in High Wycombe. There are a number of both private and public golf courses in the area and tennis, football and rugby clubs close by.

N.B: We are informed the owner has a 1/6 share in Orchard Drive and a right of access to the rear gates. There is also a side gate leading out onto a walkway to Rose Avenue/Highfield Way.



Directions

Post code for Sat Nav: **HP15 7LW**

Viewings

Strictly by appointment only.

Mortgage

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

Additional Information

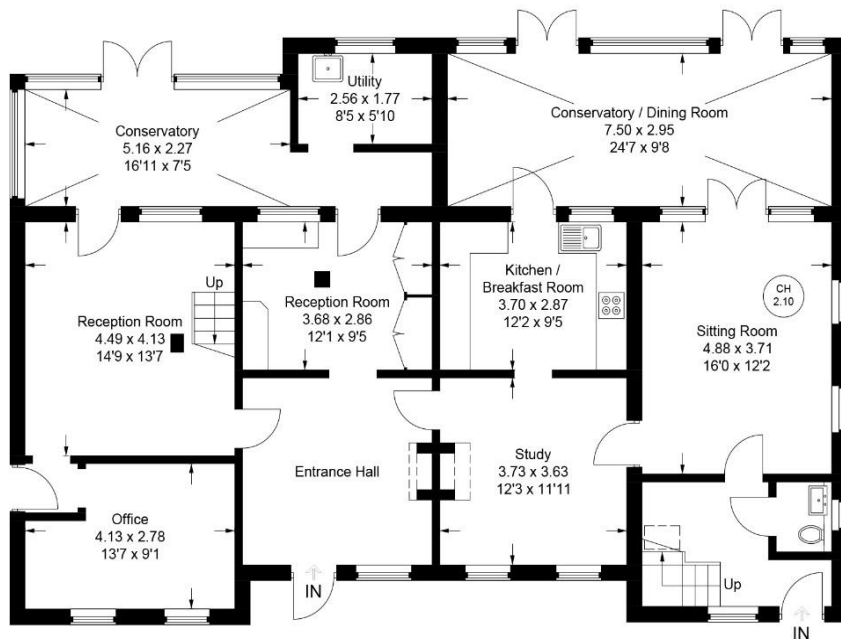
Council Tax Band: G

Tenure: Freehold

Ref: HTR2051

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

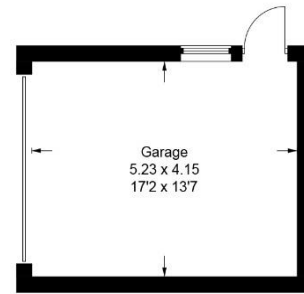




Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Oakengrove Cottages

Approximate Gross Internal Area
 Ground Floor = 160.8 sq m / 1731 sq ft
 First Floor = 111.8 sq m / 1203 sq ft
 Garage = 21.9 sq m / 236 sq ft
 Total = 294.5 sq m / 3170 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.



TIM RUSS
 & COMPANY

5 Penn Road, Hazlemere, Bucks, HP15 7LN

T: **01494 715544**

E: hazlemere@timruss.co.uk

www.timruss.co.uk