



Augusta House  
16 Western Dene

**TIM RUSS**  
& COMPANY





# Augusta House

## 16 Western Dene

### Hazlemere, Bucks

#### HP15 7EN

A light and spacious five bedroom individual detached family house conveniently located just a short walk to regarded schools, local amenities and public transport links.

**Offers Over £750,000**





## A comment from the owners

'We fell in love with the house the moment we saw it - it's tucked away up a long drive and flooded with natural light, on a plot that gets sun throughout the day. A one-off architect designed house; we hadn't seen anything else quite like it. The location is ideal too - countryside practically on the doorstep, lovely local shops, buses into town, and countless great schools to choose from. We've made many happy memories with our young family, from barbecues on the deck in the summer, to curling up in front of the fire in the winter. This was originally going to be our "forever" family home, and we've spent the last few years investing in it for the long term. We hope we can find someone to pass the torch to who will love it like we have.'

## The Property

The property in brief comprises; reception hall, cloakroom, 20ft living room with wood burning stove, double doors to kitchen/breakfast room and double doors opening to conservatory with patio doors leading to wide decked seating area ideal for al fresco dining.

To the first floor there is a generous main bedroom with new ensuite shower room and four further bedrooms, all served by the family bathroom.

## Outside

The property is approached over a long drive, leading to a double integral garage with electric car charger point and storage. The gardens are laid mainly to lawn with mature flower and shrub beds and enclosed by fencing.

N.B: The property has benefited from several improvements to include a new roof, replacement boiler and pressurized water cylinder, new fuse board, new double glazing throughout (except for kitchen, garage and conservatory), new front door, insulated and boarded loft and new external lighting.

## 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 the 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.

## Directions

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

## 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: HTR2138

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		





## Augusta House, 16 Western Dene, HP15 7EN

Approximate Gross Internal Area

Ground Floor = 113.9 sq m / 1226 sq ft (Including Garage)

First Floor = 81.5 sq m / 877 sq ft

Store = 15.5 sq m / 167 sq ft

Total = 210.9 sq m / 2270 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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