



Intanume
Cryers Hill

TIM RUSS
& COMPANY



Intanume

Cryers Hill Road, Cryers Hill Buckinghamshire HP15 6JS

Benefiting from a wonderful contemporary & stylish interior is this deceptively large four bedroom detached property, recently refurbished and renovated throughout.

£775,000



A personal comment from the owner

'We have lived here for the past six years, enjoying the benefits of the Hughenden Valley area. Excellent pubs and restaurants, and so many places to walk our dog. The National Trust's Hughenden Manor is only a ten minute walk, or free parking if you drive. In Cryers Hill there is a post office/ convenience store as an alternative to the five minute drive to the shopping centre. An important aspect of this house, is a good feeling of security, and a high degree of privacy.'

The Property

Intanume has been successfully reconfigured and undergone a total transformation in the hands of the present owner. An outstanding feature of the property is the superbly fitted, hub of the home, free flowing kitchen/dining room with hardwood flooring throughout the reception space.

The property is situated within a generous plot on rising ground. Immediately adjoining the rear of the property is a private paved terrace ideal for al fresco dining with steps rising to a raised deck/seating area. Since 2020 there is a new heating system and the property has rewired, video entry phone and intruder alarm, tv points to all bedrooms and ceiling speakers to living room linked to tv position.

In brief the accommodation comprises: entrance hall with skylight, wood burner and storage cupboards with door to impressive 25ft sitting room with log burner and double doors to garden. There is a stylish Jack and Jill shower room to bedroom two and three, a fourth bedroom and a family bathroom with luxury sized bath and separate shower. Superb, well equipped 20ft open plan kitchen/dining room with built in appliances, quartz worktops/upstands and two sets of patio doors to the outside. Stairs rise to the main bedroom with well equipped ensuite bathroom.

Outside

To the front of the property is ample driveway parking and turning area leading to an attached garage. The landscaped tiered rear garden is an attractive feature consisting of a lovely paved entertaining area and further raised deck seating area to enjoy countryside views across the 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.

Directions

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

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: E

Tenure: Freehold

Ref: HTR2144

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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Approximate Gross Internal Area

Ground Floor = 109.0 sq m / 1173 sq ft

First Floor = 35.4 sq m / 381 sq ft

Garage = 21.0 sq m / 226 sq ft

Total = 165.4 sq m / 1780 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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