

# ASHGROVE HOUSE

HUGHENDEN VALLEY - BUCKINGHAMSHIRE



TIM RUSS  
*prime*





**ASHGROVE HOUSE  
BOSS LANE  
HUGHENDEN VALLEY  
BUCKINGHAMSHIRE**

High Wycombe c3 miles (Marylebone from 27 minutes)  
M40 Jct 4 c4 miles | Princes Risborough c7 miles  
Amersham c8 miles | Central London c33 miles

**An exceptional new family home  
epitomising contemporary living,  
beautifully set in a third of an  
acre adjoining ancient woodland**

Reception Hall | Cloakroom | Lounge | Study  
Dining Room | Kitchen/Breakfast/Family Room  
Utility Room

Main Bedroom Suite | Four Further Double  
Bedrooms (Two Ensuite) | Family Bathroom

Landscaped Garden Of About 1/3 Acre

In All About 3,046 Square Feet

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## LOCATION

Tucked away in leafy Boss Lane, a peaceful no through lane in the heart of the Chilterns AONB, it really doesn't get much better. Yet only 2.5 miles from the commercial centre of High Wycombe, with its excellent shopping and entertainment facilities, main line rail service and access to the M40. Hughenden Valley is a picturesque village location surrounded by open countryside offering amenities of a combined infant/middle school, local store and doctors surgery within a short distance. For families there are a number of highly regarded schools in the area, notably the nearby Royal Grammar School (boys), also John Hampden (boys) and Wycombe High School (girls). There are several independent schools in the locality including Godstowe, Crown House, Davenies, Pipers Corner and Wycombe Abbey.

## THE PROPERTY

This spectacular home typifies the trademark quality of Nationcrest, ergonomically designed with a wonderful balance of traditional craft and 21st Century functionality. The accommodation is completely future proofed with smart technology including an air source heat pump.

The front door opens into the welcoming reception hall which connects effortlessly with all the ground floor accommodation. The traditional dining room has a lovely deep bay window, whilst the generous study is discreetly tucked away. The triple aspect lounge opens onto the garden and has a fireplace with wood burning stove for those chillier evenings. The kitchen//family space is the real hub of the home and connects seamlessly with the expansive terrace.

The kitchen is beautifully equipped with stunning clean lines, a large central island, quartz work surfaces and Siemens appliances. The large family size utility room is comprehensively fitted complementing the kitchen.

On the first floor the generous galleried landing serves all the bedrooms. The indulgent principal bedroom suite is an oasis of calm with a Juliet balcony overlooking the garden and ancient woodland beyond. The dressing area is comprehensively equipped as is the sumptuous bathroom. There are four further double bedrooms, two of which are ensuite and a family bathroom.

#### **OUTSIDE**

The property is approached via wrought iron electric gates leading to a large gravel driveway. The gardens are laid predominantly to lawn with imaginative hard and soft landscaping to the front and rear, together with a private terrace for alfresco entertaining.

#### **ENERGY RATING B**

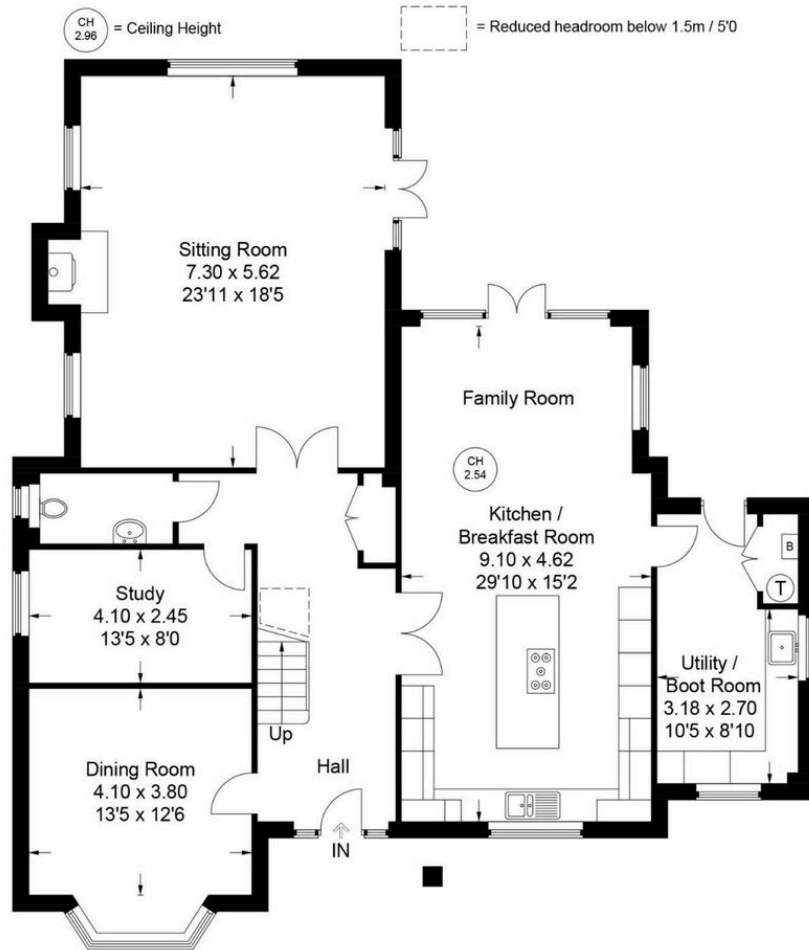
#### **COUNCIL TAX BAND TBA**

#### **POSTCODE HP14 4LQ**

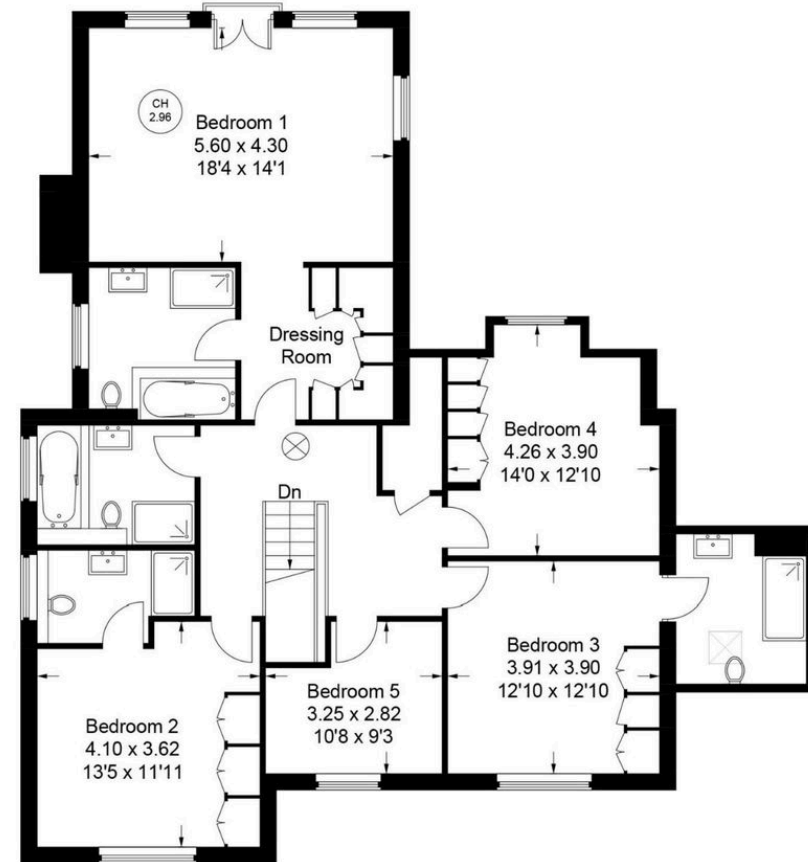
**VIEWING** Strictly by appointment







Ground Floor



First Floor

## Ashgrove House, Boss Lane, HP14 4LQ

Approximate Gross Internal Area  
 Ground Floor = 148.7 sq m / 1601 sq ft  
 First Floor = 133.9 sq m / 1441 sq ft  
 Total = 282.6 sq m / 3042 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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