



7 Whitfield Road, Hughenden Valley - HP14 4NZ  
£685,000

**TIM RUSS**  
& Company





## 7 Whitfield Road

### Hughenden Valley

- Benefiting from wonderful panoramic views over the valley
- Situated towards the end of a pleasant cul de sac with pedestrian access leading to playing fields
- An extended four bedroom detached family home plus conservatory addition

Hughenden Valley provides an ideal setting for raising a family with particularly good recreational, cultural, and educational opportunities. The AONB status of the Chiltern Hills provides attractive local countryside on the doorstep with many footpaths, cycle rides and walks. Within the village there is a combined infant/middle school, local store and a combined surgery and pharmacy. School choice is extensive, for Primary you have Hughenden Primary School and Great Kingshill combined, for secondary you have the highly rated notably the Royal Grammar school (boys), also John Hampden (boys) and Wycombe High School (girls). There is a bus stop about five minutes' walk from the property. Access to London is excellent with two main line stations and the Underground within easy reach. The M40 provides quick access both to the east as well as to Oxford and points north. The M4 is about twelve miles south providing access to the west, Heathrow and the M25 network.

**Council Tax band: F**

**Tenure: Freehold**

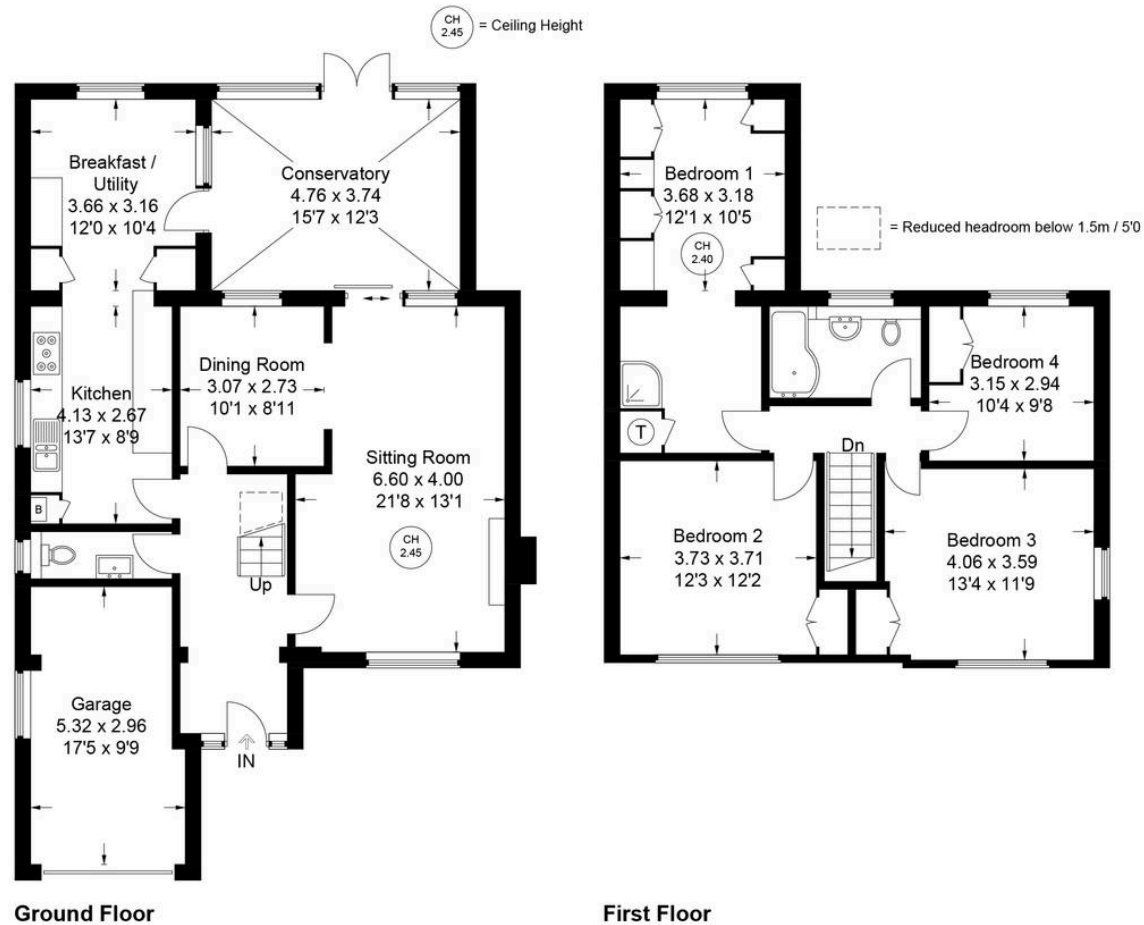
**EPC Energy Efficiency Rating: D**



Nestled at the end of a delightful cul de sac, this exceptional 4-bedroom detached house boasts an idyllic setting with stunning panoramic views over the valley. Positioned conveniently with pedestrian access directing to the nearby playing fields, this residence offers the perfect blend of tranquillity and accessibility. Upon entry, a welcoming entrance hall leading to a convenient downstairs cloakroom. The spacious living room with a coal effect gas fire flows into the dining room with patio doors opening to the conservatory. The kitchen/breakfast/utility room with door leading to the generously sized conservatory, creating a seamless transition between indoor and outdoor living spaces. The thoughtful design of this property extends to the main bedroom with ensuite shower and fitted wardrobes, ensuring a private and comfortable retreat. The three additional double bedrooms are serviced by a family bathroom, offering ample space for family and guests alike. Practicalities are catered for with a single attached garage and ample driveway parking, ensuring convenience for modern living. Step outside to the patio area, a perfect spot for al fresco dining or simply relaxing, with steps leading down to a spacious expanse of lawn and further seating area, enclosed by mature hedging and gate to rear, ideal for country/dog walks. In summary, this extended four-bedroom detached family home with a conservatory addition presents a rare opportunity to enjoy a serene lifestyle within a sought-after location. With its comfortable living spaces, beautiful views, and convenient amenities, this property exemplifies the epitome of modern family living.







Ground Floor

First Floor

## 7 Whitfield Road, HP14 4NZ

Approximate Gross Internal Area

Ground Floor = 91.6 sq m / 986 sq ft

First Floor = 73.0 sq m / 786 sq ft

Garage = 14.9 sq m / 160 sq ft

Total = 179.5 sq m / 1932 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 and Company

5 Penn Road, Hazlemere, Buckinghamshire, HP15 7LN

01494 715544 • hazlemere@timruss.co.uk • timruss.co.uk/



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