



6 Burnham Road, Hughenden Valley - HP14 4NY
£695,000

 **TIM RUSS**
& Company



- A well presented and extended detached family home set in this popular cul de sac location close to village amenities & excellent schools
- Presented with an unusually large rear garden backing on to AONB countryside providing peaceful and beautiful views

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 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 Rating: D



Situated in a picturesque cul de sac in close proximity to village amenities and outstanding schools, this remarkable 4-bedroom detached house presents a unique blend of space, comfort, and natural beauty. Boasting an extended layout, this well-maintained family home offers peaceful views of the Area of Outstanding Natural Beauty (AONB) countryside, creating a serene backdrop for every-day living.

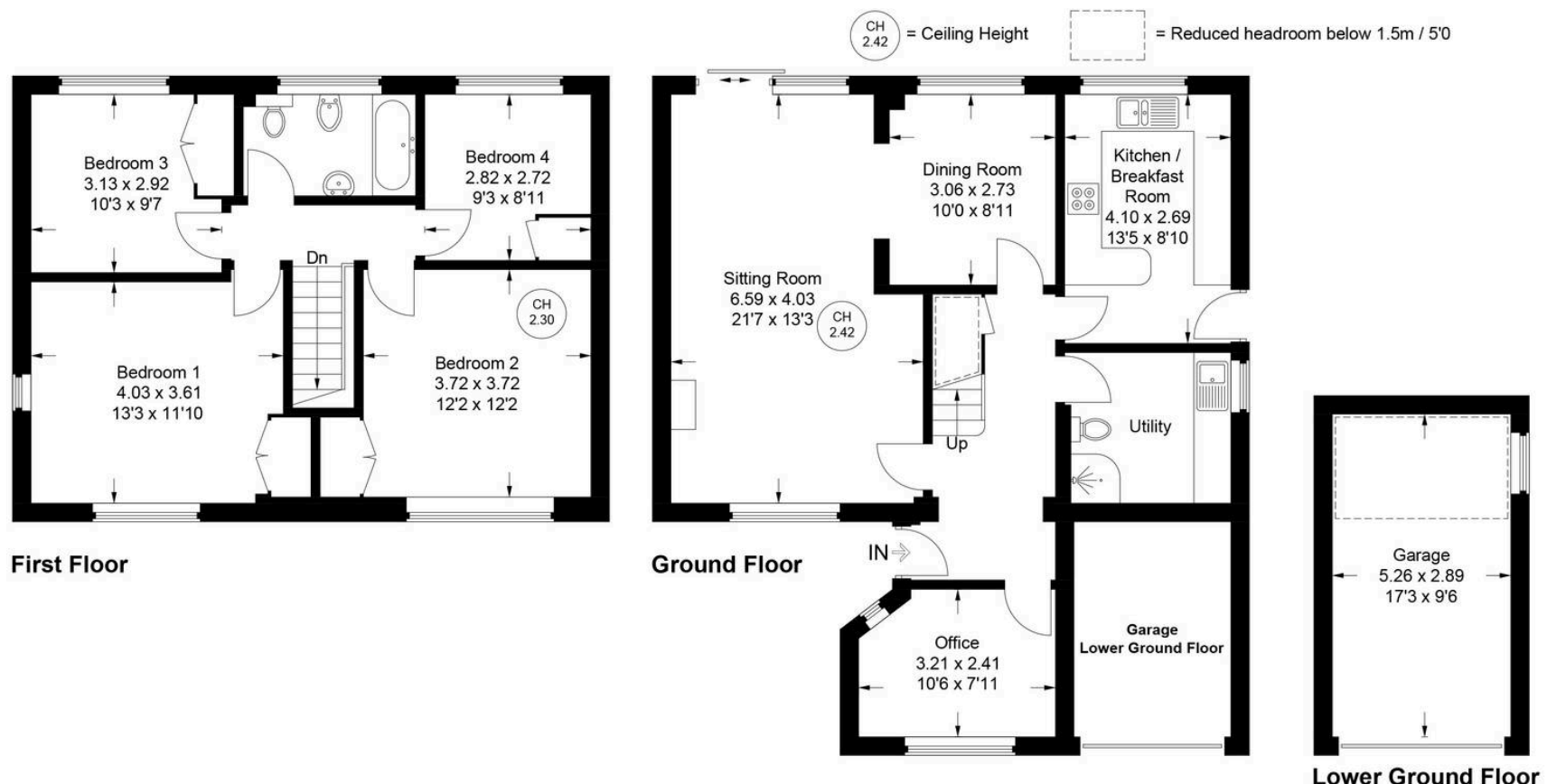
Upon entering the property, you are greeted by a spacious and inviting hallway, leading to a separate office space ideal for remote work or study needs. The 21ft sitting room features a cosy fireplace as its focal point, with patio doors opening to the rear garden and seamlessly connecting to the dining room, offering an ideal setting for gatherings and entertainment.

The recently updated kitchen and breakfast room is complete with modern appliances, a convenient serving hatch, and a side door providing easy access to the garden. Adjacent, a sizeable utility room includes a handy downstairs shower and WC, ensuring practicality and convenience on every level.

To the first floor can be found three generously sized double bedrooms, and one single, each appointed with fitted cupboards for ample storage. These rooms are all served by a tastefully updated family bathroom.

Outside, the property truly shines with a generous patio area leading to an expansive lawn and meadow beyond, where a timber-built summerhouse and log store offer additional versatile spaces for relaxation or hobbies. The property benefits from ample driveway parking and a single garage.





6 Burnham Road, HP14 4NY

Approximate Gross Internal Area

Lower Ground Floor = 15.2 sq m / 164 sq ft

Ground Floor = 71.5 sq m / 770 sq ft

First Floor = 60.5 sq m / 651 sq ft

Total = 147.2 sq m / 1585 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/

By law we must verify every seller and buyer for anti-money laundering purposes.
Checks are carried out by our partners at Lifetime Legal for a non-refundable £60 (incl. VAT) fee, paid directly to them.
For more information please visit our website.



Particulars described on our website and in marketing materials are for indicative purposes only; their complete accuracy cannot be guaranteed. Details such as boundary lines, rights of way, or property condition should not be treated as fact. Interested parties are advised to consult their own surveyor, solicitor, or other professional before committing to any expenditure or legal obligations.