



## Property Features

---

- Versatile Detached Home
- South Facing Rear Gardens
- Annexe Accommodation
- Set in the Chiltern Hills
- 3 Bedrooms + 1 Bedroom Annexe
- 2/3 Reception Rooms
- 3 Bathrooms
- Parking for Several Cars + Garage
- Views over Chiltern Hills
- EPC 69 C / Council Tax Band E

## Full Description

---

Welcome to Kirklees, a highly versatile detached home nestled in the serene beauty of Hughenden Valley within the picturesque Chiltern Hills. This property offers a unique blend of charm and functionality, boasting a main residence alongside an attached one-bedroom annexe, seamlessly adaptable to suit your lifestyle needs.

Upon entering the main residence, you are greeted by an the Entrance Hall leading to a spacious Living Room with doors opening onto the rear garden, perfect for enjoying the tranquil surroundings. The Dining Room offers a generous space for gatherings, while the Refitted Kitchen/Breakfast Room provides modern amenities and fitted appliances. A convenient downstairs Shower Room and Utility Room complete the ground floor layout, ensuring practicality and comfort. To the first floor there are three bedrooms and a refitted family bathroom.

The annexe presents a generous Living/Dining Room area and a well-equipped Kitchen, ideal for extended family members or guests with a newly fitted cloakroom. Ascend to the first floor to discover a Double Bedroom with a newly fitted ensuite shower room, offering privacy and comfort.

Outside, the rear garden basks in a southerly aspect, enveloped by high hedging to ensure utmost privacy. A spacious patio area provides an idyllic setting for al fresco dining. To the front, ample parking space for several cars is available, accompanied by views overlooking the Chiltern Hills.

Situated within the Chiltern Hills, Kirklees offers residents access to a myriad of scenic walks and outdoor activities. Explore the nearby woodlands, meandering trails, and rolling hillsides, each offering a unique opportunity to immerse yourself in nature's splendor. Whether it's a leisurely stroll or an adventurous hike, there's something for every nature enthusiast to enjoy right at your doorstep.

Discover the tranquility and versatility of Kirklees, where the charm of countryside living meets modern convenience in the heart of Hughenden Valley.



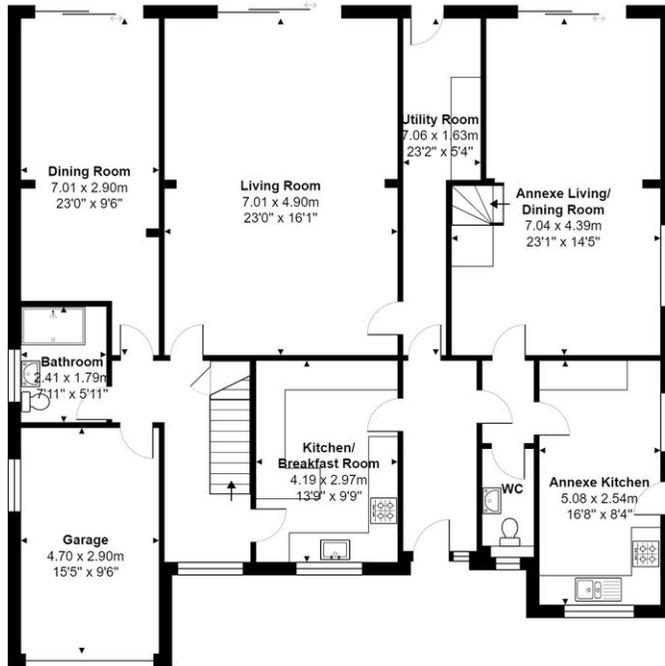


Kirklees, Warrendene Road, Hughenden Valley, HP14 4LY

Approx. Total Area: 236.7 m<sup>2</sup> ... 2548 ft<sup>2</sup>

Ground Floor Approx: 163.1 m<sup>2</sup> / 1756 ft<sup>2</sup>

First Floor Approx: 73.6 m<sup>2</sup> / 792 ft<sup>2</sup>



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only.

Kingshills Estate Agents  
Comet Studios  
Amersham  
Buckinghamshire  
HP7 0PX

01494 939868  
hello@kingshills.co.uk  
kingshills.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements