



Estate Agents  
**Hurst**

Orchard House, Coombe Lane, Hughenden Valley, Bucks, HP14 4NX  
£1,000,000

# Orchard House, Coombe Lane, Hughenden Valley, Bucks, HP14 4NX

Hurst are delighted to offer for sale this substantial and extremely versatile, five bedroom, detached family home that is situated in an area of outstanding natural beauty and also comes with an attached one bedroom annexe that would be perfect for a family member or au pair. Located on probably one of the best plots in the popular village of Hughenden Valley which combines a rural village setting along with excellent school catchments including the RGS, Wycombe Grammar school, Holmer Green secondary and is walking distance of the local (highly regarded) primary school. Other than its size, the property has many other plus points, from it's huge garage with various sizeable attached storage areas, multiple reception rooms, potential for further expansion subject to obtaining the relevant planning permissions, miles of countryside walks and National Trust Parkland on your doorstep and just the most stunning and idyllic views across the valley. The accommodation includes; entrance hall, guest cloakroom, utility room, living room, dining room, split level family room/study, fitted kitchen/breakfast room, master bedroom with en-suite, four further bedrooms and two family bathrooms. The annexe itself consists of a double aspect sitting room, fitted kitchen, bedroom and en-suite. The property also benefits from; gas central heating to radiators, double glazing, garage with extensive driveway parking, wrap around gardens that provide various different sections which are fully enclosed and perfect for kids and entertaining. This really is a truly fabulous home and we do expect it to gain a lot of interest and would strongly recommend and internal viewing.



**HUGE DETACHED HOUSE WITH ONE BED ANNEXE**

**24FT BY 22FT DETACHED GARAGE**

**MASTER BEDROOM WITH EN-SUITE SHOWER ROOM**

**SOUGHT AFTER LOCATION**

**STUNNING VIEWS ACROSS THE VALLEY**

**DOUBLE GARAGE WITH AMPLE DRIVEWAY  
PARKING**

**FOUR BATHROOMS & GUEST CLOAKROOM**

**INTERNAL VIEWING ADVISED**

**HEAVILY EXTENDED FIVE BED DETACHED**

**IDEAL FAMILY HOME**







## Coombe Lane

Approximate Gross Internal Area  
 Ground Floor = 1660 sq ft / 154.2 sq m (Including Garage)  
 First Floor = 1035 sq ft / 96.2 sq m  
 Stores / Double Garage = 816 sq ft / 75.8 sq m  
 Total = 3511 sq ft / 326.2 sq m



Floor Plan produced for Hursts 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.



The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

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