



Estate Agents
Hurst

Orchard House, Coombe Lane, Hughenden Valley, Bucks, HP14 4NX
Offers In Excess Of £950,000

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, the house sits centrally on a 1/3 acre plot. The location combines a rural village setting with a local shop, doctors surgery and pharmacy along with excellent school catchments including the Royal Grammar School, Wycombe High School, Holmer Green Secondary School and is within walking distance of the local (highly regarded) primary school. High Wycombe town centre is a short journey with good train access to London, Oxford and Aylesbury. Other than its size, the property has many other plus points, from its huge garage with various sizeable attached storage areas, multiple reception rooms and there is potential for further expansion subject to obtaining the relevant planning permissions. There is access to 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, fitted kitchen/breakfast room and separate utility room, living room, dining room, split level family room/study, master bedroom with en-suite, four further bedrooms, two family bathrooms. The annexe 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 family, pets and entertaining. This really is a truly fabulous home and we do expect it to gain a lot of interest and would strongly recommend an 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.

1 Crendon Street, High Wycombe, Bucks, HP13 6LE

Tel: 01494 521234 Fax: 01494 523392 Email: wyc@hursts.co.uk Web: www.hursts.co.uk