

An aerial photograph of a large, multi-story house with a red-tiled roof and several dormer windows. The house is situated on a hillside, surrounded by lush green trees and a large field of tall, golden-brown grass in the foreground. A utility pole is visible near the house.

Sedgefield, Cryers Hill, Buckinghamshire, HP15 6JR



*A substantial five/six bedroom, chalet style, detached family home enjoying beautiful far reaching valley views of The Chiltern Hills. Requiring some general updating, this much loved family home is set within approx. 1/3 acre.*

Entrance Porch | Kitchen/Breakfast Room | Sitting Room | Bedroom Five | Cloakroom | Family Bathroom | Bedroom Four | Bedroom Three | Bedroom Two | 1st Floor: Family/Dining Room | Study/Bedroom Six | Master Bedroom | En-Suite Bathroom | Gated Front Garden | Rear Garden With Woodland |

'Sedgefield' is a unique, substantial, chalet style detached home set in the heart of the Chilterns at the end of a quiet lane. Set within approx. 1/3 of an acre, the property enjoys panoramic, far reaching, valley views of beautiful open farmland and countryside. Whilst requiring some general updating and finishing, the property does offer substantial and versatile family living.

To the ground floor of the property there are four bedrooms serviced by a family bathroom and cloakroom, with bedroom three and four enjoying a rear aspect overlooking the rear garden and woodland from beautiful large bay windows. There is a well equipped kitchen/breakfast room with white shaker style floor and base mounted units and laminate work tops and flooring. A central island creates a sociable space. There is also a wonderful double aspect sitting room with sliding patio doors taking in the magnificent views and featuring a beamed, vaulted, ceiling, parquet flooring and feature log burner in brick surround.

To the first floor there is an additional large reception room overlooking the valley, leading to a study/bed six and the impressive Master Bedroom. At a generous 18' x 18' the double aspect Master Bedroom enjoys the panoramic views, built in wardrobes and well appointed en-suite shower room.

Outside, the gated entrance leads to an area of lawn with pathway to the property and adjoining patio area, from which the wonderful, uninterrupted views can be enjoyed. There is also a large brick built store/shed. The remainder of the gardens are currently not used but consist of a large expanse of lawn and an area of sloping woodland. Located in an enviable position, this large family home has been much loved and enjoyed for many years by the current owners and offers scope for updating and further improvement.

**Price... £875,000** *Freehold*





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## LOCATION

The property is located within the well regarded Cryers Hill area, with large expanses of delightful open countryside on the doorstep. The popular Great Kingshill School is just a short walk away and Cryers Hill is in the catchment for the excellent local Grammar Schools. There is a local convenience store/post office a short walk away and a more extensive range of shops in near-by Hazlemere or High Wycombe Shopping Centre. Buses connecting to High Wycombe (3 miles) and Great Missenden (3.5 miles) pass close by and both towns provide London trains, the former a 25 minute service to Marylebone. Two M40 access points are 10/15 minutes' drive from the house.

## DIRECTIONS

From the Prestwood Wye Country office take the Wycombe Road towards Great Kingshill. Continue along the road through Great Kingshill and on to Cryers Hill. Just after the Junior school, on your right, take the right turn onto a narrow lane. Sedgefield can be found at the end of the lane on the right hand side after the cattery.

## Additional Information

Council Tax Band G

EPC Band F

## School Catchment

Great Kingshill Combined School Boys' Grammar; The Royal Grammar School, John Hampden Girls' Grammar; Wycombe High and Beaconsfield High School Upper/All Ability; Sir William Ramsey and Holmer Green Senior School (We advise checking with the individual school for accuracy and availability)

## MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

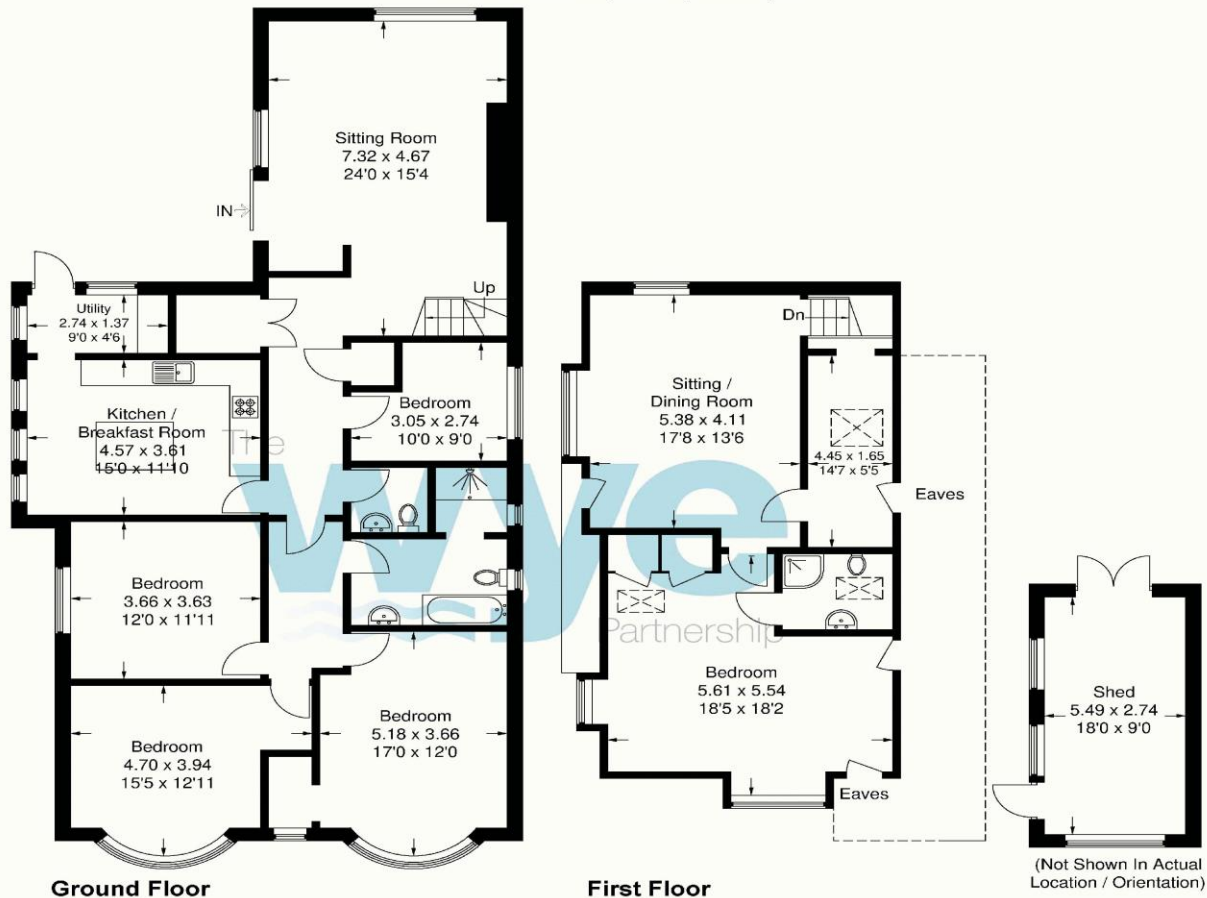
*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*

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# Sedgefield

Approximate Gross Internal Area  
Ground Floor = 141.2 sq m / 1,520 sq ft  
First Floor = 65.0 sq m / 700 sq ft  
Shed = 15.4 sq m / 165 sq ft  
Total = 221.6 sq m / 2,385 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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