



10 Trees Road, Hughenden Valley, Buckinghamshire, HP14 4PW

A wonderful three bedroom detached property located on a private road in the idyllic village of Hughenden Valley. Skillfully extended and updated to provide a high specification finish, flooded with natural light with a boutique main bedroom and en-suite and stunning kitchen/diner. Gardens of over 1/3 acre with summer house and orchard.

| Driveway | Large garage | Storm Porch | Entrance Porch | Living Room | Dining Room | Utility Room | Cloakroom | Kitchen/Breakfast Room | Three Bedrooms | Landing/Office Space | Family Bathroom | En-Suite to Main Bedroom | Extensive Gardens - over 1/3 Acre | Summer House | Greenhouse | Further Shed |

A simply stunning and skillfully extended 1930's detached property, offered to the market in 'move in' condition. Ideally situated in the picturesque village of Hughenden Valley on a private road, the property has been renovated by the current owners to a high standard providing beautiful, light filled accommodation including a wonderful kitchen/breakfast room overlooking the garden.

To the front of the property is a cozy, bay fronted living room, with double sided log-burner to the rear reception rooms. To the rear is the expertly designed dining room, leading to the 18' kitchen/breakfast room with large island complete with stainless steel inset butler sink and quartz worktops throughout the kitchen. Off the dining area is a handy utility room and cloakroom. Natural light floods in from four windows and the large sliding doors which lead onto the charming garden.

Upstairs are three double bedrooms serviced by a high specification family bathroom with double walk in shower. Bedroom two enjoys a front aspect over the private road and benefits from two built in wardrobes and feature brick surround fireplace. Bedroom three offers a good size third double bedroom with side aspect with the large landing area offering space for home working. A particular feature of the house is the main, principle bedroom, which truly has the 'wow' factor and a boutique presentation, with open-plan en-suite comprising feature slipper bath, w.c., heated towel rail, vanity hand wash basin and fully tiled walls and floor. This triple aspect bedroom to the side and rear enjoys beautiful views over the garden and the valley beyond.

The fabulous garden extends to over 1/3 of an acre providing secluded tranquil areas. The first area stretches to around 100ft, leading to a summer house and patio area. From here there is an orchard to the rear with natural 'wild' areas and a further area currently used as a veg patch with greenhouse. One really feels surrounded by the rolling hills of the Chiltern Countryside. To the front is ample driveway parking with a further driveway to the side leading to the rear detached garage with automatic up and over door. The garage has scope for creating additional living space, home office or gym.

Price... £775,000 Freehold



LOCATION

This highly regarded village is nestled in the Chiltern Hills surrounded by wonderful countryside with its famed Beech woodland. The village provides good local amenities including a pre-school and an excellent primary school. Other facilities include a classic Chiltern brick and flint public house (The Harrow), a well stocked community shop, a regular bus service, a builders' merchant, an active village hall and adjoining playing fields, plus a Doctors' surgery. For a more comprehensive range of facilities including a new shopping complex and a theatre, the town of High Wycombe lies approximately 3 miles away, where the commuter can join the M40 motorway (junction 4) and then the M25 network, or the Chiltern railway to London (Marylebone). The property also lies approximately 1½ miles from the historic Hughenden Manor, the former residence of Benjamin Disraeli which is owned and run by The National Trust.

DIRECTIONS

From our offices in Prestwood taking the Wycombe Road towards High Wycombe. At the bottom of Cryers Hill turn right at the roundabout and proceed over the next mini roundabout in Hughenden Valley into Valley Road and then take the second turning left into Trees Road. The property will be found a short way up on the right.

Additional Information

Council Tax band E EPC band D

School Catchment

Infant and Junior combined schools; Naphill and Walters Ash School and Hughenden Primary School. Senior Schools; The Royal Grammar School; Sir William Ramsay School; Holmer Green Senior School; Wycombe High School; John Hampden Grammar School. (We recommend you check accuracy and availability at the individual schools).

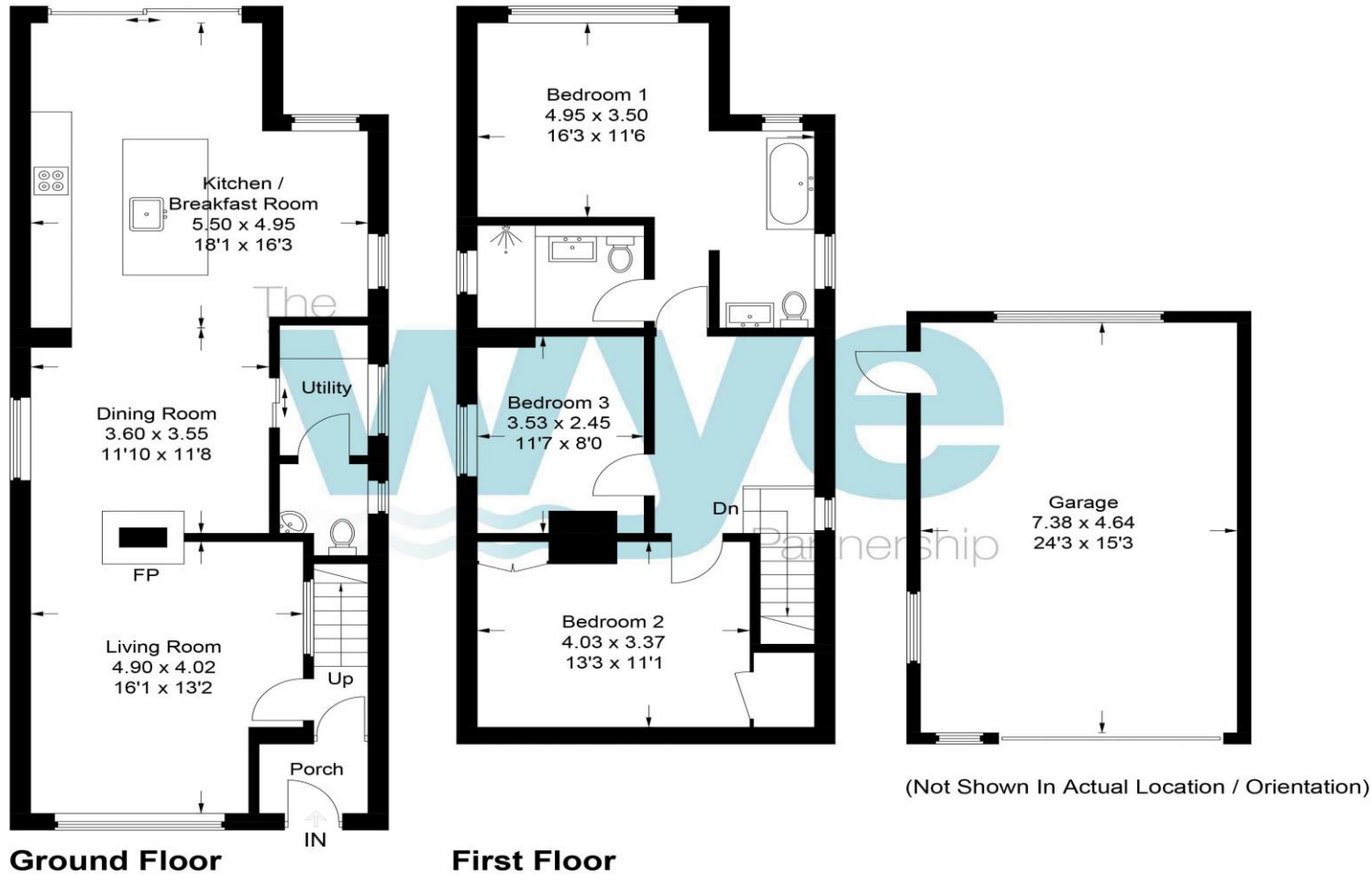
MORTGAGE

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



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Approximate Gross Internal Area
Ground Floor = 68.1 sq m / 733 sq ft
First Floor = 59.8 sq m / 644 sq ft
Garage = 34.4 sq m / 370 sq ft
Total = 162.3 sq m / 1,747 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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