



Narita, Hughenden Valley, Buckinghamshire, HP14 4LQ

*Located in an idyllic, semi-rural location, Narita is an immaculate and beautifully designed, detached family home, with three double bedrooms, three reception rooms and wonderfully designed, landscaped gardens. Nestled in the heart of an area of outstanding natural beauty yet with easy access to village amenities, bus routes and nearby towns and villages.*

**| Entrance Porch | Entrance Hall | Cloakroom | Sitting/Dining Room | Study | Kitchen | Family Room | Integral Double Garage | Three Double Bedrooms | En-Suite | Family Bathroom |**

Narita is a unique and wonderful, chalet style, detached family home, located in a quiet lane in the heart of Hughenden Valley and an area of outstanding natural beauty. Bordering ancient woodland and open countryside the property is perfectly placed to enjoy long walks and rides through the Chiltern Hills, yet ideally situated for local village amenities.

Boasting three double bedrooms and three reception rooms, the property is accessed via a gated driveway leading to a porch and welcoming entrance hall, both with stunning parquet flooring and handy cloakroom. The main reception room enjoys a double aspect with bi-fold doors linking a large patio area and the garden to the house. An open fireplace on a raised tiled hearth with wood surround and mantle provides a focal point.

Also off the entrance hall is the well positioned study, with large window through to the porch. To the rear is a well appointed kitchen with a range of olive green, shaker style wall and floor mounted units with butcher block work tops. The kitchen also benefits from ceramic tiled flooring, pantry, integrated dishwasher, breakfast bar and space for American style fridge freezer. Leading from the kitchen is large family room with side and rear aspect including patio doors and solid oak flooring. The double garage can also be accessed from here with electric up and over door, light and power.

Upstairs are three great size double bedrooms. With a side aspect over woodland the main bedroom benefits from built in wardrobes and en-suite with oval glass door, walk in shower and vanity hand wash basin. Bedroom two overlooks the garden and has built in wardrobes and access to eaves storage with bedroom three enjoying a front aspect, also with built in wardrobes. Further wardrobe space is available on the landing.

The property sits in a good size plot surrounded by a beautifully designed and landscaped garden. With access around the whole house via a wide, paved walkway, the main gardens are to the front and side, laid mainly to lawn with stunning mature borders and hedging. A raised decked area to the front provides a tranquil seating area and an additional large patio from the sitting room is a perfect spot for entertaining and family barbeques. The property borders ancient woodland and open countryside. Flooded with natural light, this outstanding family home has been skilfully extended to provide spacious living accommodation and is presented in immaculate condition.

**Price... £875,000 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 Naphill office follow Main Road towards Hughenden Valley. At the bottom of Coombe Hill turn left and immediately right into Boss Lane. The property is located about 150 yards along the lane on the left hand side.

## School Catchment

Hughenden Primary School. Boys' Grammar; The Royal Grammar School; John Hampden Girls' Grammar; Wycombe High School Upper/All Ability; Holmer Green Senior School or Sir William Ramsey School (We advise checking with the individual school for accuracy and availability)

## Additional Information

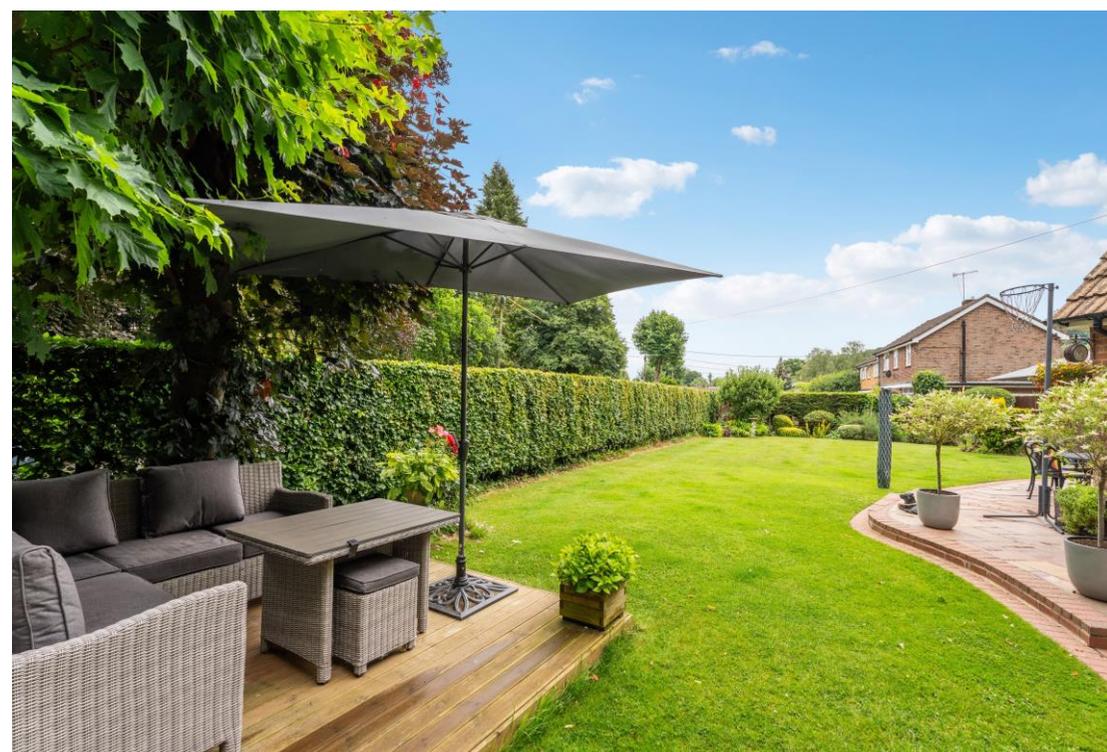
Council Tax Band F

EPC EER Rating E

## 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.*



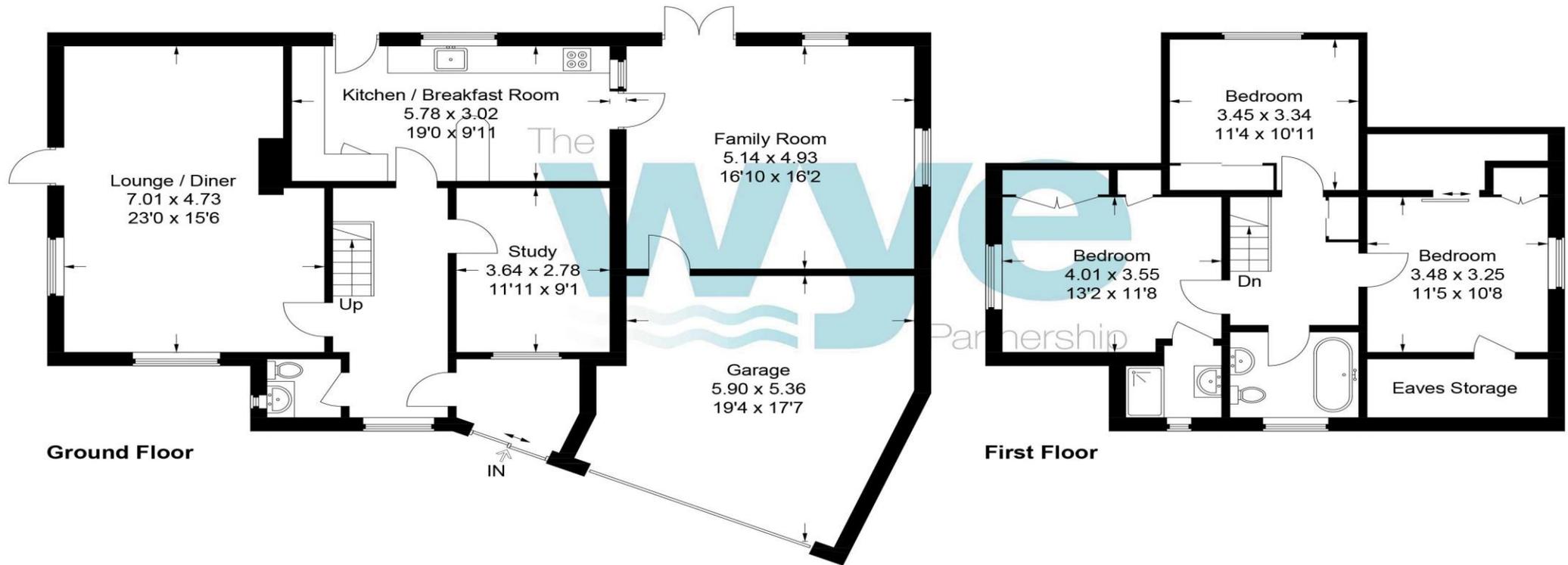
# Narita

Approximate Gross Internal Area (Including Garage)

Ground Floor = 134.8 sq m / 1,451 sq ft

First Floor = 64.2 sq m / 691 sq ft

Total = 199.0 sq m / 2,142 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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The **wye** Partnership