



13 Burnham Road, Hughenden Valley, Buckinghamshire, HP14 4NY

An immaculate, four bedroom, detached house offered to the market with no onward chain. Situated in the popular village of Hughenden Valley at the end of a quiet cul-de-sac.

Driveway | Garage | Entrance Hall | Cloakroom | Kitchen | Dining Room | Sitting Room | Four Bedrooms | Family Bathroom | Home Office | Rear, Front and Side Gardens | No Onward Chain |

Ideally located at the end of a quiet cul-de-sac, in the popular village of Hughenden Valley, is this immaculately presented four bedroom detached family home. With stunning views across the valley the home benefits from an abundance of natural light with well planned and spacious accommodation.

Accessed via a welcoming entrance hall with handy cloakroom, there is a generous, double aspect sitting room with door through to a separate dining room adjacent to the kitchen. Patio doors from the dining room provide access to a tranquil cottage garden to the side and access to the main rear garden. Overlooking the rear garden, and valley beyond, is the well equipped kitchen with the usual integrated appliances and feature butler sink. A side door provides access to the front of the property, rear gardens and home office.

Upstairs are four good size bedrooms, all enjoying beautiful views over the valley, and a high specification family bathroom featuring a white three piece bathroom suite and fully tiled walls.

To the front of the property is a gravelled driveway providing ample parking and leading to a 17'8 garage. To the rear is an enclosed garden laid mainly to lawn, with mature hedging, trees and large patio area, perfect for entertaining. Access to the bespoke home office is from the garden and side door from the kitchen.

Personal comment from the Vendor: " It was the view across the valley that sold this house to us the first time we saw it and we never got tired of watching the seasons change around us. Bringing up a family on the edge of the Hughenden Estate provided our children with the freedom of rural living just a few miles away from town, while Hughenden Valley itself offered a friendly and safe village community with good schooling, a community shop and cafe with adjoining playground and playing fields all with walking distance"

Price... £699,950

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. After 1.2 miles turn right into Burnham Road then right again. The property is at the end of the cul-de-sac on the left, as indicated by our Wye Partnership sales board.

Additional Information

Council Tax Band F
EPC band C

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)

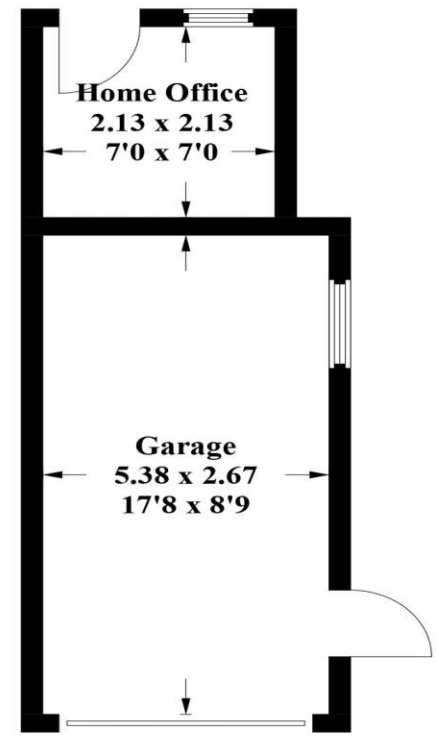
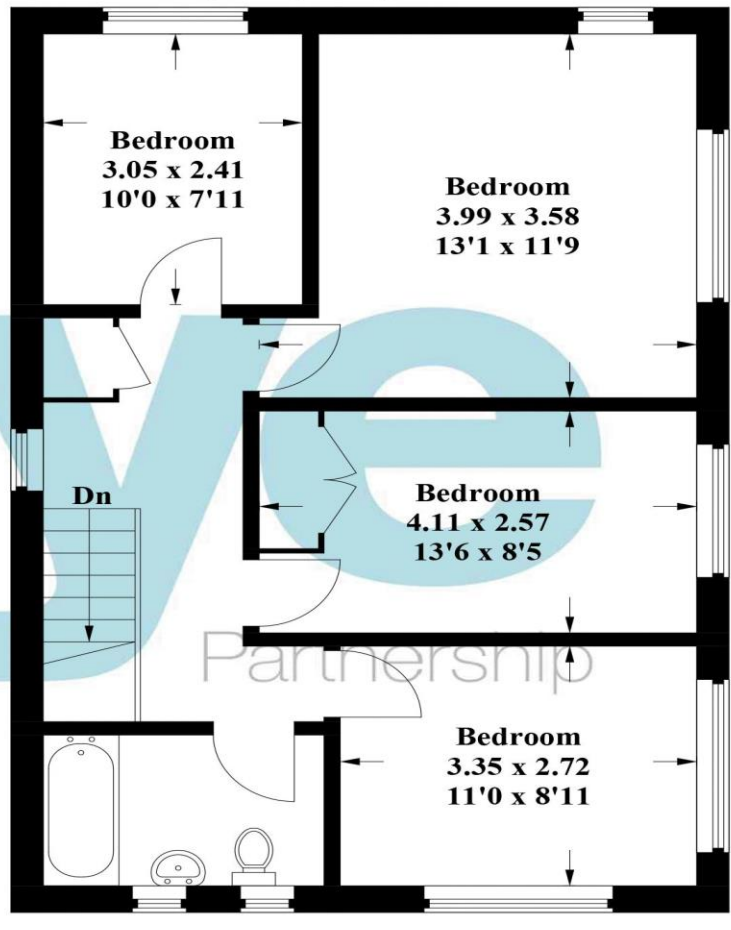
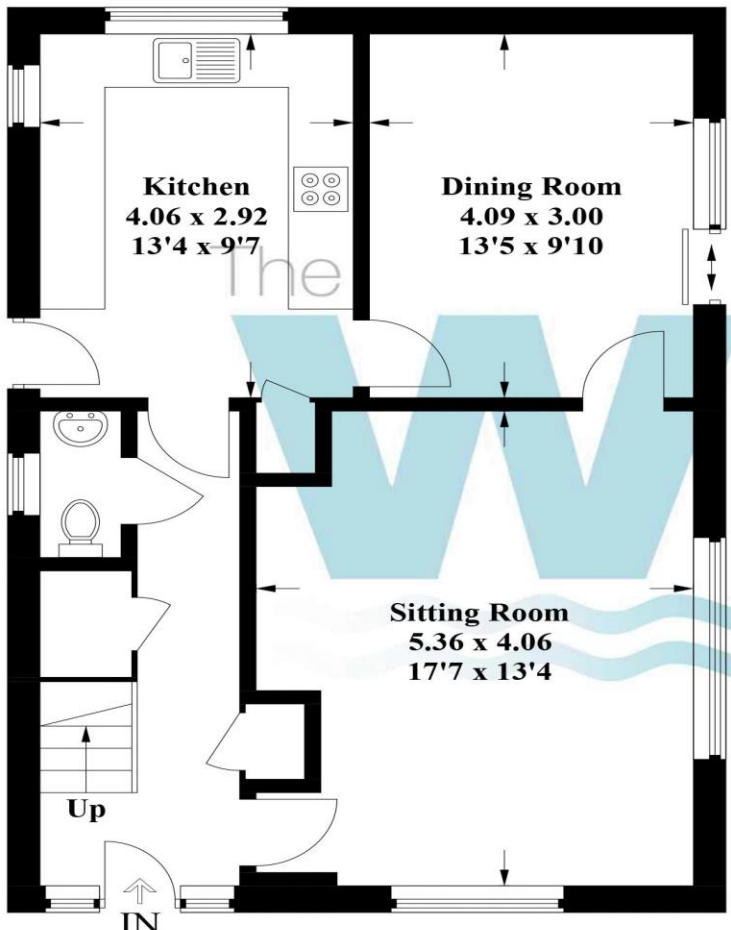
MORTGAGE

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.



Approximate Gross Internal Area
 Ground Floor = 58.4 sq m / 629 sq ft
 First Floor = 58.1 sq m / 625 sq ft
 Outbuildings = 18.9 sq m / 203 sq ft
 Total = 135.4 sq m / 1,457 sq ft



(Not Shown In Actual Location / Orientation)

Ground Floor

First Floor