

An aerial photograph of a residential property. The main house is a two-story building with a dark brown tiled roof and dark brown horizontal siding on the upper floor, and red brick on the lower floor. It has several white-framed windows. To the right of the house is a detached garage with dark brown horizontal siding and a dark roof. The property is surrounded by a green lawn, some bare trees, and a paved driveway. In the background, other similar houses are visible, and a hill with more trees rises behind them.

6 Cherry Tree Close, Hughenden Valley, Buckinghamshire, HP14 4LP

Located in the heart of Hughenden Valley, on an ever popular residential setting, is this large, lovingly maintained, five bedroom detached family home. Having been extended over the years by the current owners, the house unusually offers four reception rooms, three bathrooms and five bedrooms, four of which are doubles.

| Entrance Porch | Entrance Hall | Shower Room | Family Room/Study | Sitting Room | Kitchen | Utility Room | Dining Room | Living Room | First Floor Landing | Family Bathroom | Four Double Bedrooms | Single Bedroom | En-Suite Bathroom | Landscaped Rear/Side Gardens | Greenhouse | Larger Than Average Double Garage | Driveway | Front Gardens | Additional Driveway | No Onward Chain

A much loved, large extended family home, offering flexible accommodation including five bedrooms, four reception rooms and three bathrooms. Ideally situated in a popular residential setting at the end of a quiet cul-de-sac which borders open countryside. The property benefits from an abundance of natural light through many large windows/patio doors throughout and is sold with no onward chain.

The house is accessed via a covered porch leading to an entrance hall, leading to a wonderful sitting room with a bright double aspect to the front and attractive parquet flooring. A modern shower room is located to the front and a further family room/study, which could be utilised as an additional bedroom for ground living. A well equipped kitchen with central island, enjoys a rear aspect over the beautiful landscaped gardens and pond, with water feature. A generous utility room leads off the kitchen with side door access to the gardens. Completing the accommodation on the ground floor is a dining room featuring parquet flooring and large, sliding patio doors to the garden and a 24'4" triple aspect living room to the front and further sliding patio doors to the garden.

Accessed via a stunning, return staircase with wrought iron balustrades, a spacious landing provides access to the five bedrooms. The principle bedroom benefits from built-in wardrobes, rear and side aspect with access to an en-suite bathroom. Two of the further double bedrooms overlook the front with valley views beyond, another double enjoys a garden aspect, as does bedroom five which would make an ideal nursery or home office. A family bathroom completes the accommodation.

The beautiful, landscaped gardens are a particularly fine feature of this family home. A patio area, accessed from both the dining room and living room, overlooks an established, tranquil pond with water feature and an area of lawn bordered by pretty, mature planting. The garden continues around the side of the house providing access to the greenhouse, rear of the larger than average double garage and front of the property. The attractive front and side gardens are laid mainly to lawn, with some mature trees and planting.

This lovingly maintained family home, would benefit from some general updating but offers above average accommodation, perfect for a growing family or for multi-generational living.

Price... £795,000 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 follow the Wycombe Road towards Great Kingshill. Follow the road past Hildreths Garden centre and Flower Pots nursery and take the next right into Perks Lane. At the bottom of the hill turn left onto the Hampden Road which leads to Warrendene Road. At the T-junction turn left and take the first right into Spring Valley Road and the first right again into Cherry Tree Drive. The house will be found at the end on the left.

ADDITIONAL INFORMATION

EPC EER Rating E
Council Tax Band G

SCHOOL CATCHMENT 204/2025

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

MORTGAGE

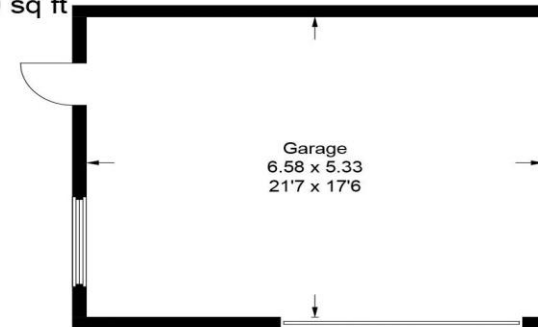
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.

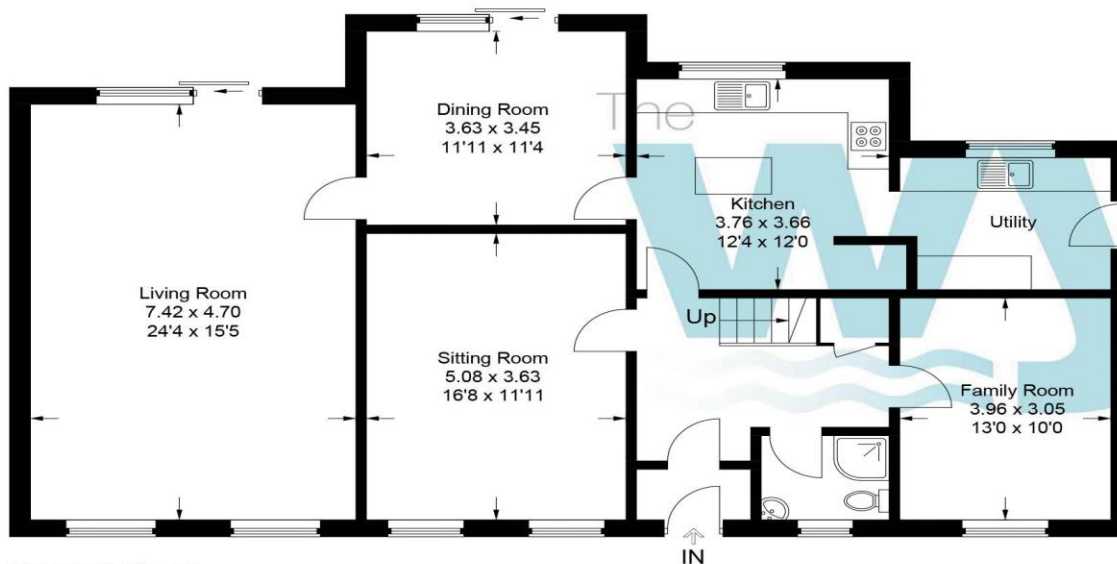


6 Cherry Tree

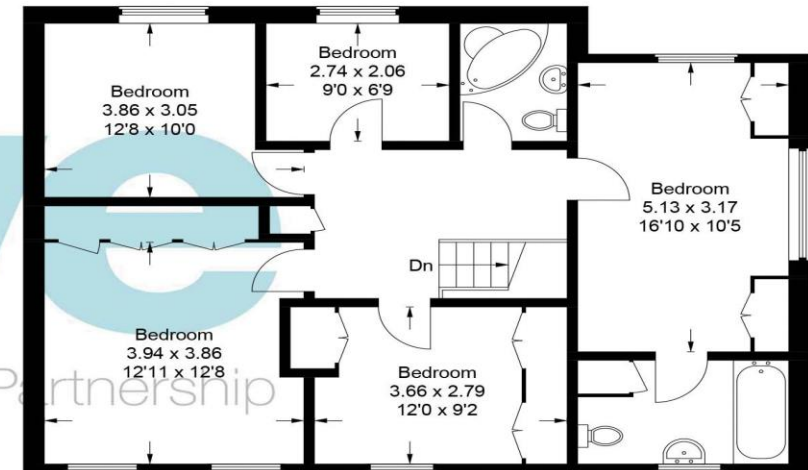
Approximate Gross Internal Area
 Ground Floor = 119.5 sq m / 1,286 sq ft
 First Floor = 82.1 sq m / 884 sq ft
 Garage = 35.3 sq m / 380 sq ft
 Total = 236.9 sq m / 2,550 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

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