



Intanume, Cryers Hill Road, High Wycombe, Buckinghamshire, HP15 6JS



*Intanume is a unique, detached property of considerable quality. Renovated to a high standard by the current owners, this light filled home offers spacious accommodation throughout including a wonderful kitchen diner, four bedrooms, three bathrooms and separate living room with log burner. Attention to detail has helped create a truly stunning contemporary home.*

**| Driveway | Front Gardens | Entrance Hall | Living Room | Bathroom | Four Bedrooms | Jack and Jill Bathroom | En-Suite Bathroom to Main Bedroom | Dressing Room | Kitchen/Diner | Rear Gardens |**

Set well back from the road and accessed via a five bar gate, an initial landscaped driveway provides plenty of parking with a large lawned area and mature trees providing screening and privacy. Entered from the side of the property with a further five bar gate, the quality of the interior is immediately apparent, with solid wooden flooring and oak doors throughout the house. The welcoming entrance hall, unusually, has a feature log burner and has a modern fitted bathroom to the right and stunning living room to the left. This triple aspect room, with patio doors to the front also benefits from a log burning stove.

Three of the bedrooms are found on the ground floor with bedrooms two and three enjoying a contemporary 'Jack and Jill' shower room. Bedroom three overlooks the garden to the rear. Truly the heart of the home, is the breathtaking kitchen diner with patio doors to both the side and rear. This high spec kitchen comes with the usual integrated appliances, a range of wall and floor mounted units, solid quartz worktops and breakfast bar.

Upstairs is the wonderful principle bedroom, offering a luxurious, tranquil space including velux windows, eaves storage, walk-in-dressing room and high spec en-suite bathroom with inset bath, walk-in-shower, concealed cistern wc and vanity hand wash basin.

The garden to the rear of the property has been skilfully landscaped to provide various entertaining spaces. An initial paved patio area, off the kitchen, is perfect for enjoying summer evenings, steps rise to an enclosed, raised deck, where far reaching Countryside views can be enjoyed. The remainder of the garden is laid mainly to lawn with a wooded area at the top with gated access directly onto open Countryside.

Offered to the market with no onward chain, we highly recommend viewing this stylish, spacious family home.

**Price... £750,000**

*Freehold*





## 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 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 our office in Prestwood, proceed out of the village towards Great Kingshill for approx. 2 miles. As the road descends Cryers Hill, the property can be found half way down on the left hand side opposite a 50 speed sign and bus stop.

## ADDITIONAL INFORMATION

EPC EER RATING C  
COUNCIL TAX BAND E

## SCHOOL CATCHMENT 2024/2025

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

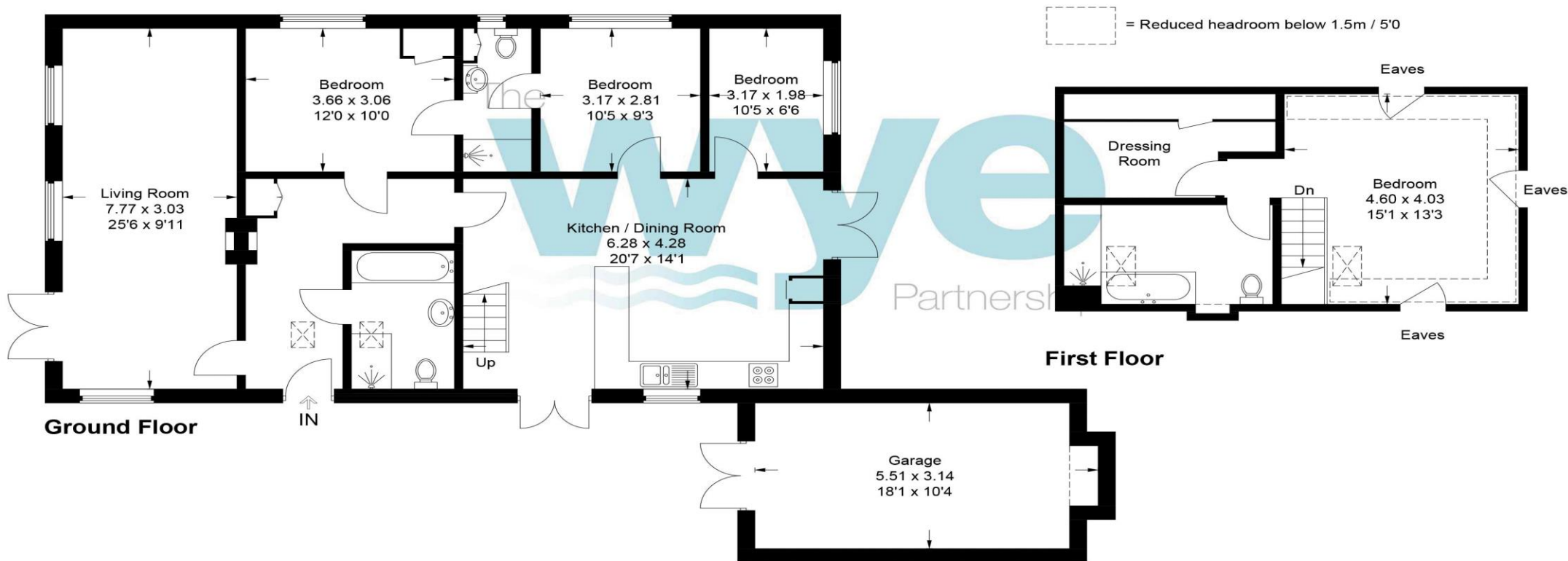
*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*





# Intanume, Cryers Hill Road

Approximate Gross Internal Area  
 Ground Floor = 104.5 sq m / 1,125 sq ft  
 First Floor = 36.3 sq m / 391 sq ft  
 Garage = 18.2 sq m / 196 sq ft  
 Total = 159 sq m / 1,712 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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