



Cead Mile Failte, North Dean, Buckinghamshire, HP14 4NH

Cead Mile Failte is a unique and wonderful 1920's period bungalow, set in the picturesque village of North Dean, surrounded by the rolling Chiltern Hills. Beautifully presented throughout by the current owners, with stunning gardens and doorstep country views.

Entrance Hall | Sitting Room | Bedroom Two | Kitchen | Family Bathroom | Main Bedroom | Loft/Hobbies Room | Driveway | Garage | Garden Bar | Garden Shed | Beautiful Gardens |

A "Hundred thousand welcomes" await you in this unique, wonderful 1920's period bungalow, set in the picturesque village of North Dean surrounded by the rolling Chiltern Hills. Beautifully presented throughout by the current owners, with stunning gardens and rolling country views. This attractive, cottage style bungalow is approached via a paver and gravel driveway which extends to the rear of the property.

Accessed via a generous, light, entrance porch with tiled stone floor the property flows seamlessly from the front to the back. Firstly, a large double aspect sitting room with solid oak flooring and a feature fireplace, with a log burner, set within a brick built fire surround and hearth with wooden mantle. A double bedroom with wardrobe can be accessed here. In the centre of the house is a modern, country style, kitchen with a range of wall and floor mounted units with Corian work tops and inset sink. The kitchen also has a pantry and a Rangemaster cooker. There is side access to a partially covered patio area and garden beyond. To the rear of the house is the principle bedroom and stunning family bathroom. Measuring an impressive 18'2 x 11'5, the main bedroom is triple aspect, with patio doors to the garden and large built in wardrobes. The sleek modern bathroom has a double, rain-effect, walk-in shower and tiled walls, W.C. and basin. Completing the accommodation is an extremely useful loft room running the full length of the house, accessed via a staircase from the kitchen. Whilst there is some height restriction, at 22'2, the space is perfect as a hobbies room, home working or additional sleeping accommodation.

The gardens of the property are stunning with a well-stocked, landscaped, front garden adjacent to the driveway and wonderful back garden adjoining open farmland. The rear garden has been designed to provide perfect areas for entertaining, including patio areas, lawn and garden bar, all enclosed by mature planting and closed board fencing. We are told that further land can be acquired for use as garden. The driveway to the front provides parking for two vehicles and extends to the rear via a gate where additional parking is available in front of a detached garage with power and light. This lovely house is situated in a friendly and tranquil hamlet yet within easy driving distance of the town of High Wycombe, rail and motorway facilities.

Price... £625,000 Freehold



LOCATION

North Dean is a small semi-rural hamlet situated between the nearby villages of Speen and Hughenden Valley which both offer a shop for day to day needs, public houses and highly regarded primary schools. The local area is well known for its breathtaking countryside, famed beech woodland, attractive walks and is the home of Beechdean Dairies and its infamous Ice Cream! The village itself is conveniently located between Princes Risborough and larger HighWycombe both of which offer ample shopping opportunities and a good choice of supermarkets. Both towns have rail links to London (Marylebone) via the Chiltern Line, alternatively, Amersham station (20 mins away) offers a service to London via the Metropolitan and Chiltern lines. The M40 motorway at junction 4 can be accessed at High Wycombe or junction 5 at Stokenchurch.

DIRECTIONS

From our office in Naphill proceed along the Main Road towards Hughenden. At the bottom of Coombe Lane, turn left and proceed for approx. 3 miles until reaching North Dean. The property is located just past Clappins Lane on the right hand side.

ADDITIONAL INFORMATION

COUNCIL TAX BAND E

EPC EER RATING E

SCHOOL CATCHMENT 2024/5

Speen C of E VA Infant School St John's C of E Junior School Boys' Grammar; The Royal Grammar School, John Hampden Grammar School. Girls' Grammar; Wycombe High School Upper/All Ability; Princes Risborough We have been advised by the vendor that school transport stops outside the house. (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.

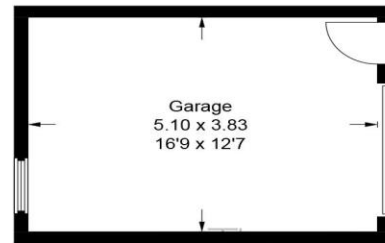


Cead Mile Failte

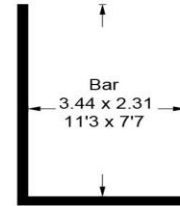
Approximate Gross Internal Area
 Ground Floor = 89.6 sq m / 964 sq ft
 First Floor = 36.3 sq m / 391 sq ft
 Garage / Shed = 25.1 sq m / 270 sq ft
 (Excluding Bar)
 Total = 151 sq m / 1,625 sq ft



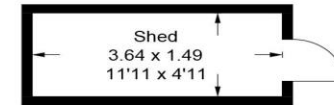
 = Reduced head height below 1.5m



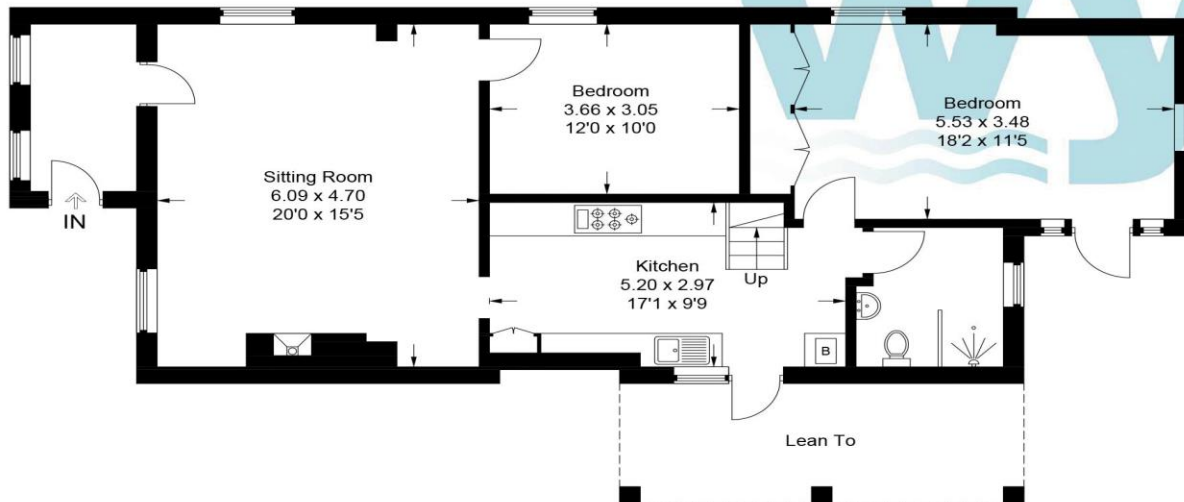
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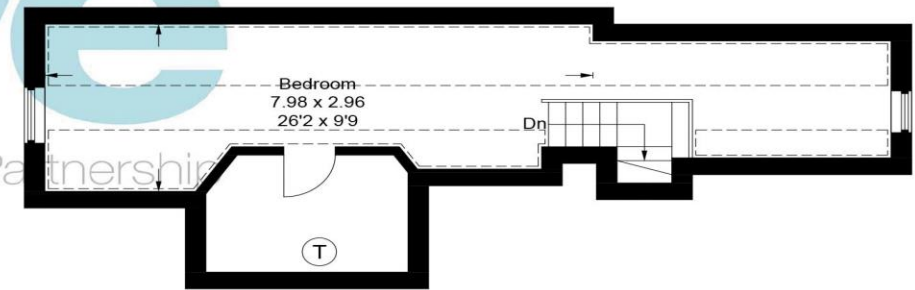
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(Not Shown In Actual Location / Orientation)



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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