



6 Trees Road, Hughenden Valley, Buckinghamshire, HP14 4PW



*A well-presented, four-bedroom, period, detached house on a popular, private road in semi-rural Hughenden Valley. The property has been extended to offer 20th century living in the form of a large, eat-in kitchen-diner opening out to the garden, as well as period features such as high ceilings and original fireplaces. No onward chain*

Entrance hall | living room | Kitchen/dining room | Study | Four bedrooms | Refitted family bathroom | Garage

The property is set back from the road behind some trees and accessed across a gravelled drive. The front door opens into an entrance hall with coats' storage and from there a further door opens into the sitting room.

Stairs rise from the sitting room to the first floor. Most of the ground floor is fitted with easy maintenance luxury, planked, wood flooring which carries on through to the kitchen.

A door from the sitting room leads into a small inner hallway with the understairs cupboard on the right (this could be converted into a cloakroom if wished) and a further door leads into the kitchen-diner beyond.

This lovely extension is the centre-piece of the house and is zoned into distinct areas: food preparation, dining and a relaxation/entertaining area. The beauty of this big, open space is its flexibility. The kitchen area is fitted with a range of white, satin units with black granite worksurface with an inset 1 1/2 bowl sink, integrated Bosch dishwasher, Neff double oven and induction hob plus space for a large fridge-freezer.

The dining room has a decorative cast iron fireplace with tall storage either side. The whole kitchen extension is flooded with natural light from high, sensor-controlled Velux windows, a matching pair of French windows provides a great link with the garden.

A door at the far end of the kitchen extension leads into a study and from there into the single garage beyond.

Upstairs, the high ceilings continue, enhancing the feel of space and light. A side window on the landing has great views out across the valley. The main bedroom is front aspect with built in wardrobes and a feature fireplace. The refitted, four-piece, family bathroom is opposite (bath, vanity unit, W.C. and quadrant shower). There are two further, double bedrooms and a large single bedroom. The rear aspect rooms all have a lovely outlook across the garden to countryside beyond.

Outside, the back garden is level and enclosed with a terrace near the house for entertaining. There is good side access that leads to the front where there is driveway parking for several vehicles.

**Price... Offers in the Region Of £825,000** *Freehold*





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 The Harrow pub, a well-stocked community shop, a regular bus service, an active village hall and adjoining playing fields, plus a doctors' surgery. For a more comprehensive range of facilities, including a theatre, the town of High Wycombe is approx. 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 office in Prestwood follow the Wycombe Road for approximately 3 miles, passing through Great Kingshill village. At the T-junction turn right at the mini roundabout and then go straight over the next mini roundabout and take the second turning on the left into Trees Road. The house will be found a short distance along on the right.

#### ADDITIONAL INFORMATION

EPC rating C

Council tax band F

#### SCHOOL CATCHMENTS 2025/6

Primary: Hughenden Primary School

Boys' Grammar: The Royal Grammar School, John Hampden School

Girls' Grammar: Wycombe High School

Upper school: Holmer Green Secondary, Sir William Ramsay.

(We recommend you check availability at specific schools)

#### MORTGAGE

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

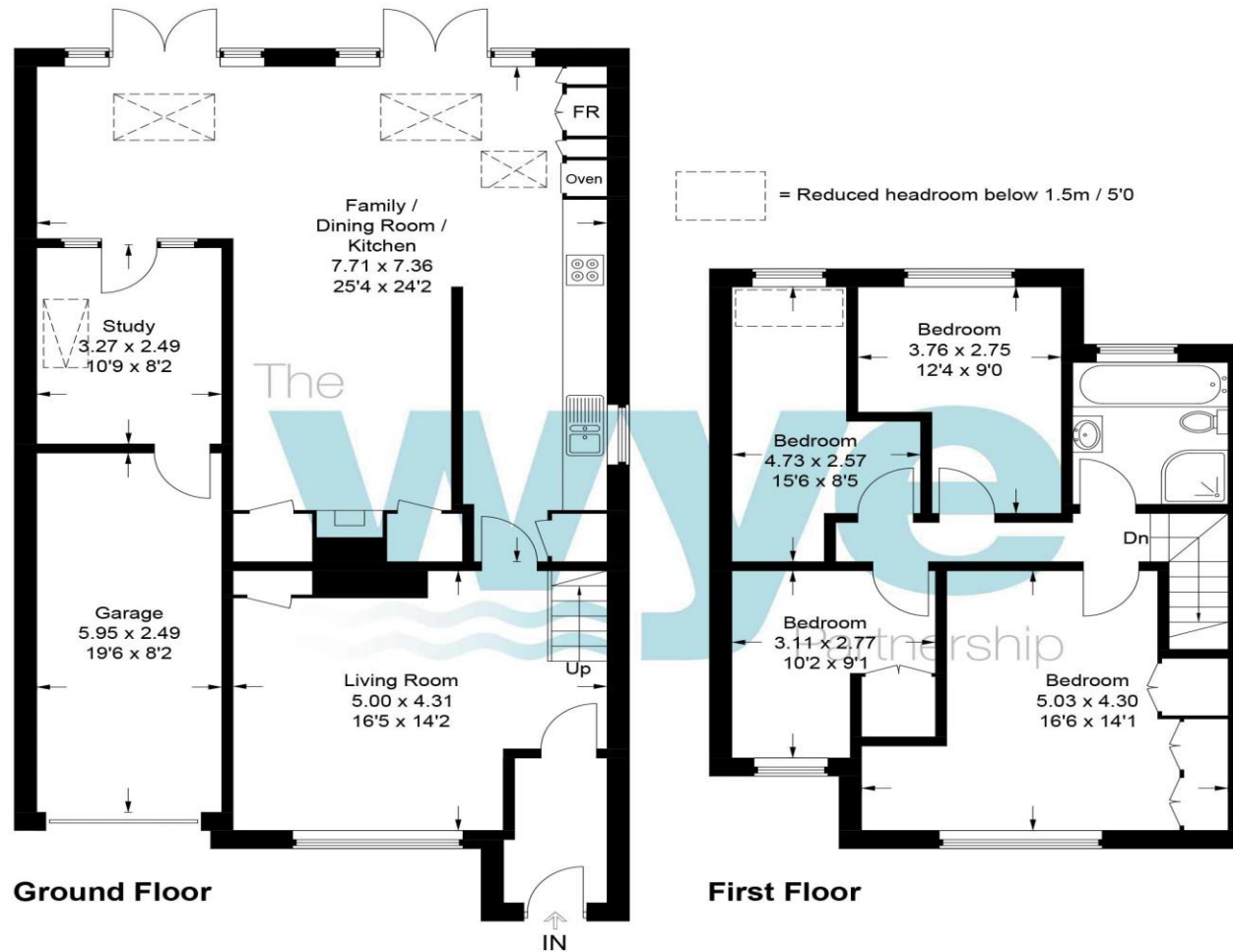
*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*





# 6 Trees Road

Approximate Gross Internal Area  
Ground Floor = 98.9 sq m / 1,064 sq ft  
First Floor = 55.4 sq m / 596 sq ft  
Total = 154.3 sq m / 1,660 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.

© CJ Property Marketing Ltd Produced for Wye

120 High Street, Prestwood, Buckinghamshire, HP16 9HD

01494 868 000

prestwood@wyecountry.co.uk

wyeres.co.uk

The **wye** Partnership