



9 Wedgwood Drive, Hughenden Valley, Buckinghamshire, HP14 4PA

A substantial and versatile four/five bedroom family home. This well presented property boasts three reception rooms, conservatory and four bathrooms. An internal annex offers adaptable accommodation for multi-generational living.

Porch | Entrance Hall | Shower Room | Sitting Room | Conservatory | Study/Family Room | Wine Cellar | Dining Room | Kitchen | Utility Room | Integral Garage | Bedroom One | En-Suite | Three Further Bedrooms | Family Bathroom | Jack and Jill Bathroom | Sitting Room/Bedroom Five |

Located in the beautiful village of Hughenden Valley, is this substantial, extended, four/five bedroom detached family home. Lovingly maintained by the current owners, the property boasts three reception rooms, including a double aspect sitting room, separate dining room, study/family room with wine cellar and also a conservatory. Bedrooms four and five are currently set up as an annex with a kitchenette, balcony over the garden and Jack and Jill bathroom, all offering versatile accommodation, perfect for multi-generational living.

Accessed via a large porch into a welcoming entrance hall, the accommodation flows seamlessly with the first of four bathrooms off the hallway. A large, bright, double aspect sitting room benefits from a feature log burner with slate hearth and beamed mantle. Bi-fold doors lead to the conservatory to create further entertaining space and bring the outside in. The study/family room is just off the sitting room with both a front aspect and also sliding patio doors to the conservatory. A small wine cellar is accessed from here. This adaptable room makes a perfect home office or an ideal family room for kids. Glass doors lead from the sitting room to a separate dining room with patio doors to the garden. Accessed from both the dining room and entrance hall, the kitchen enjoys a rear aspect overlooking the garden and comprises a range of floor and wall mounted units with inset gas hob, integrated NEFF oven and microwave and a built-in fridge. The garage can be accessed from the handy utility room which also has a door to the garden, the property also benefits from an electric car charging point.

Upstairs are four/five generous bedrooms leading off a spacious landing. Bedroom one enjoys a rear aspect and benefits from built in wardrobes, dressing table, dressing area and en-suite bathroom with both a shower and bath. Bedroom three to the front and bedroom two to the rear both benefit from built in wardrobes. Bedroom four and five are currently set up up as an annex, perfect for older children or relatives. It can be easily adapted to two double bedrooms creating one with an en-suite, whilst the other has a wonderful balcony over the garden. There is a further family bathroom.

To the front of the property is an attractive landscaped garden and driveway. At the rear is a lovely garden enclosed by mature planting and trees with a patio area for summer entertaining and raised lawn area bordered by open countryside. There is also a greenhouse and garden store.

Price... £850,000 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 Naphill office follow Main Road towards Hughenden Valley. After 1.2 miles turn left into Wedgwood Drive and the property can be found a short distance on the left.

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

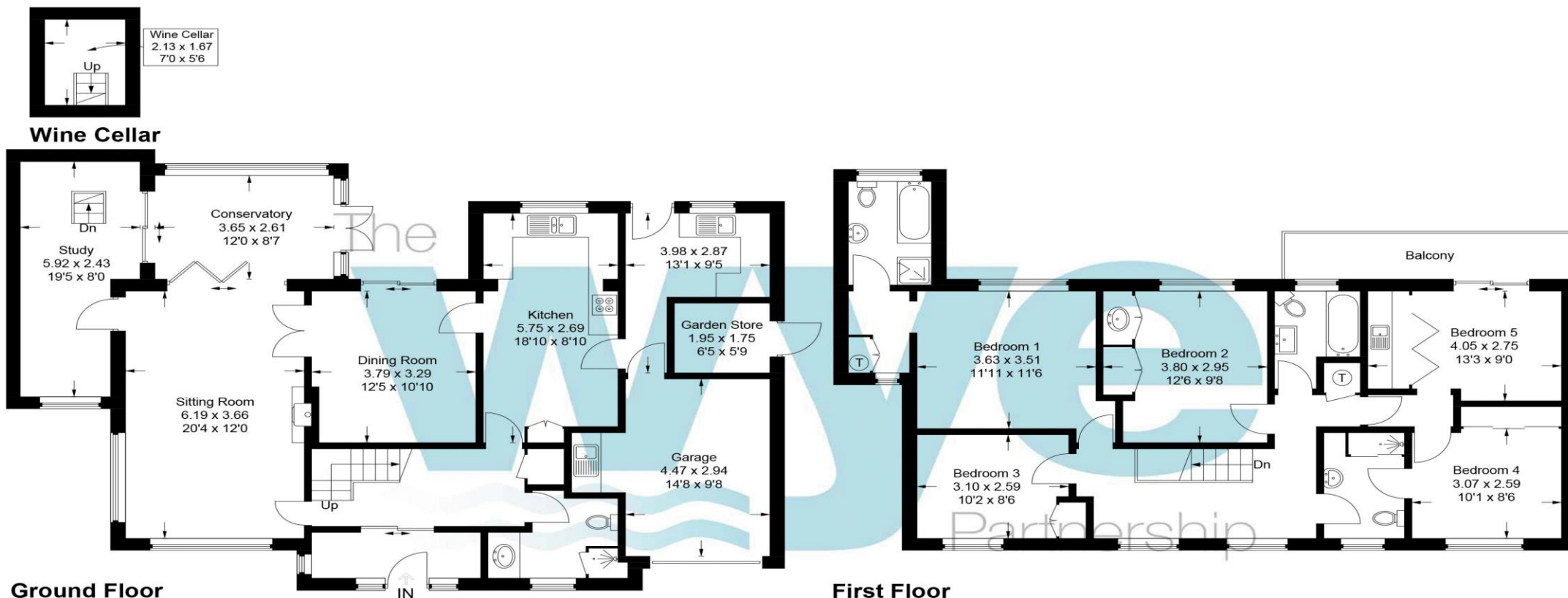
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

Whilst we endeavour to make our sales details



9 Wedgwood Drive

Approximate Gross Internal Area
 Ground Floor = 122.2 sq m / 1,315 sq ft
 First Floor = 89.3 sq m / 961 sq ft
 Wine Cellar = 3.5 sq m / 38 sq ft
 Outbuilding = 3.5 sq m / 38 sq ft
 Total = 218.5 sq m / 2,352 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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