



40 Uplands House, Four Ashes Road, Cryers Hill, Buckinghamshire, HP15 6DY

*A luxury ground floor apartment, set in this prime location, in 18 acres and providing a peaceful retreat - must be viewed!*

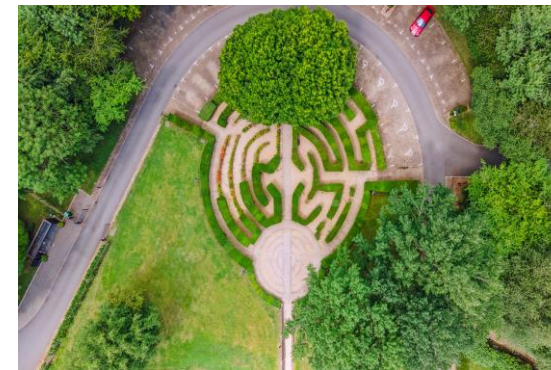
A Unique Development By Italian owned Company Area Equity | Grade 2 Listed Development | Security Gated Apartment Complex With CCTV | Allocated Parking | Ground Floor Conversion | Extremely Light & Airy Accommodation | Numerous Windows & Doors To The Outside Area - Giving The Feeling Of The Outside Being On The Inside | High Quality Fittings & Finish | Communal Entrance | Entrance Hall With Feature Angled Walls | Open Plan Living/Dining/Kitchen | Two Sets Of Patio Doors Opening To The Outside Space/BBQ Area | Kitchen With Fully Integrated Appliances | Large Bedroom With Patio Doors | Radiator Central Heating | Luxury Fitted Bathroom | Utility Cupboard | Wonderful 18 Acre, Landscaped Site |

A unique, high-end conversion of a Grade 2 listed building (consisting of a former Country Home, dating back to 1859, with Palladio inspired extensions designed by renowned architect Edward Cullinan), which now provides an environment that is simply stunning with a range of luxury apartments and maisonettes. A beautiful development by Italian owned company Area Equity, which specialises in residential and tourism developments across the UK and Europe. All this is set in secluded, landscaped and manicured grounds of 18 acres that are wonderful. This apartment is a beautiful, luxury, ground floor property that is light and airy and has a gorgeous open plan living/dining/kitchen area, which has two sets of patio doors opening to the outside space/BBQ area. There is a communal hallway, entrance hall, a luxury fitted bathroom and a large bedroom, also with patio doors to the outside space and full height windows, making this a bright room. The property also has the benefit of being in a security gated apartment complex with CCTV and allocated parking. The feeling you get walking around the apartment is one that fills you with the sense of real luxury and relaxed living - just like being on holiday and really must be viewed to be fully appreciated!

**Price... £290,000**

Leasehold

| Energy Efficiency Rating                     |           |
|--|-----------|
| Current                                      | Potential |
| More energy efficient - lower running costs  |           |
| A (86-91)                                    |           |
| B (71-85)                                    |           |
| C (55-70)                                    | 76        |
| D (39-54)                                    | 77        |
| E (23-38)                                    |           |
| F (9-22)                                     |           |
| G (1-8)                                      |           |
| Less energy efficient - higher running costs |           |
| England & Wales                              |           |
| EU Directive 2002/91/EC                      |           |
| www.epc4u.com                                |           |



## LOCATION

The Uplands House Development is set in 18 acres of landscaped grounds.... Re-developed and sympathetically converted into individual properties.... An area of Outstanding Natural Beauty, with large expanses of delightful open countryside surrounding you.... This prime location is perfect for those seeking a peaceful retreat whilst still being within easy reach of nearby amenities and transport links.... Buses locally connect to High Wycombe (3 miles) With the Eden Shopping Centre and Great Missenden (3.5 miles) 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 apartment....

## DIRECTIONS

From the Hazlemere office of The Wye Partnership leave the Crossroads along the Holmer Green Road towards Holmer Green and take the left turning at the roundabout into Western Dene. Continues on this road as it changes name to Brimmers Hill and then North Road. At the sharp bend, turn right into Four Ashes Road, continuing for a short time and the Uplands Development will be found on the right hand side.

## ADDITIONAL INFORMATION

We have been informed by the owner there is approximately 123 years remaining on the lease and that the maintenance charge, which includes cleaning and gardening of the communal areas and buildings insurance, is £1960 per year.

## COUNCIL TAX

TBC

## EPC RATING

C

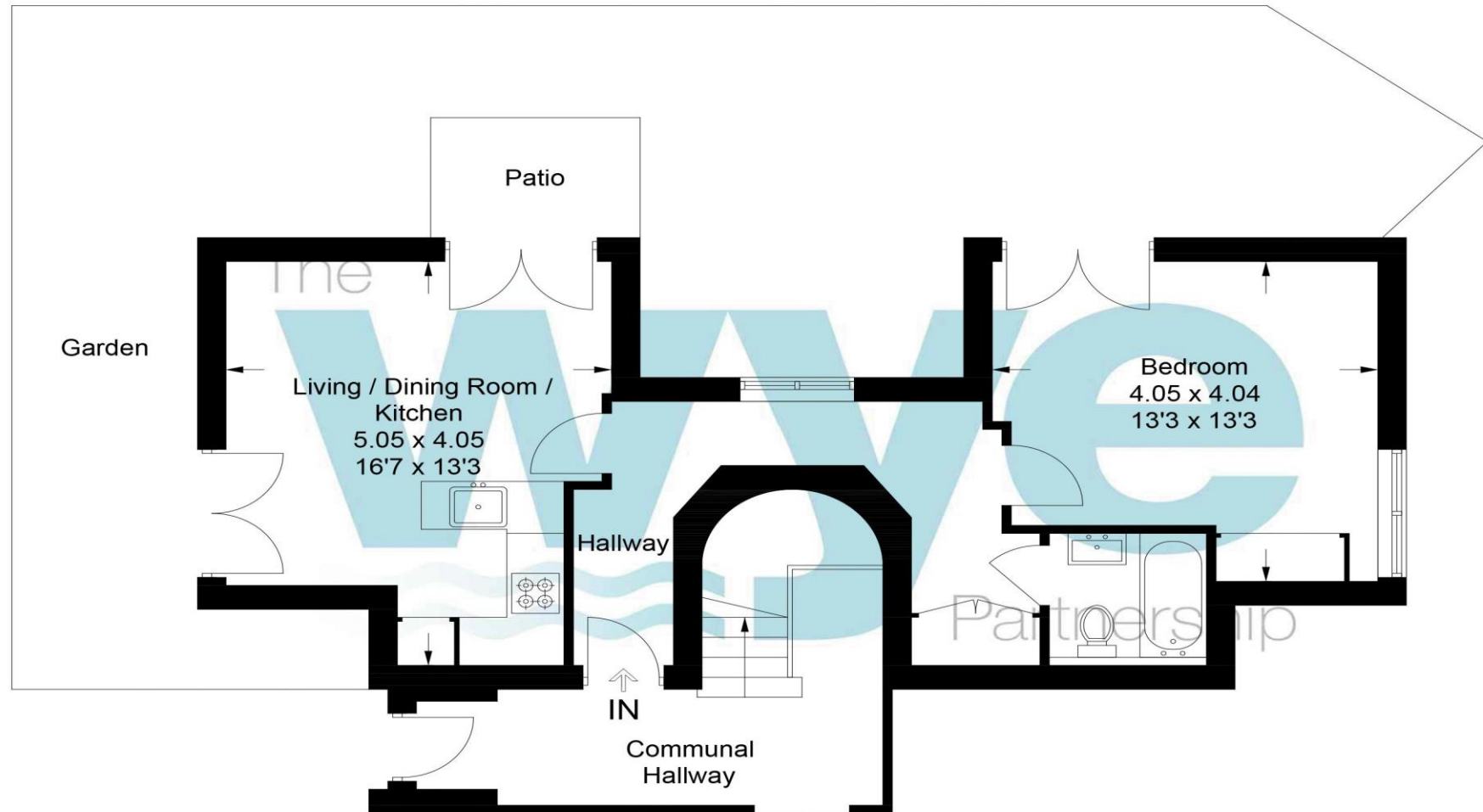
*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*



# 40 Uplands House



Approximate Gross Internal Area = 45.3 sq m / 488 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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The **wye** Partnership