



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


Stunning, luxury ground floor apartment, with two allocated parking spaces, set 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 | TWO Allocated Parking Spaces Close-By | Stunning Ground Floor Apartment | Extremely Light & Airy Accommodation | Outside Patio Garden Area - Absolutely Beautiful! | High Quality Fittings & Finish Throughout To Include Smeg Appliances | Simply Stunning Open Plan Living/Dining/Kitchen | Corner Sliding Patio Doors Open To The Patio, Outside Space/BBQ Area | Kitchen With Fully Integrated Smeg Appliances | Large Main Bedroom With Luxury En-Suite Shower Room | Second Bedroom With Wardrobes | Radiator Central Heating | Luxury Fitted Bathroom | Wonderful 18 Acre, Landscaped Site | Take A Look At Our Video! |

A beautiful development by Italian owned company Area Equity, which specialises in developments across the UK and Europe. A unique, high end conversion of Grade 2 listed buildings (consisting of a former Country Home, dating back to 1859). Now a stunning range of luxury apartments and maisonettes and all this is set in secluded grounds of 18 acres. This particular apartment comes with two reserved parking spaces and is absolutely stunning in every way! The apartment is luxury fitted, located on the ground floor and comes with fabulous outside space. Inside, the apartment is light and airy with open plan living, including a living area, dining area and beautiful kitchen, which is fitted with Smeg Appliances. The living area has large corner sliding patio doors opening to the private terrace and providing views beyond. There is an inner hallway leading to the luxury fitted bathroom, a double bedroom with wardrobes and utility area and access to the main bedroom, which has a luxury en-suite shower room. The feeling you get walking around the apartment is one that fills you with the sense of real luxury and relaxed living - Take a look at our video!

Price... Offers in Excess of £399,950

Leasehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(49-54) E		
(45-48) F		
(39-44) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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

Lease information and charges to follow

COUNCIL TAX

Band C

EPC RATING

C

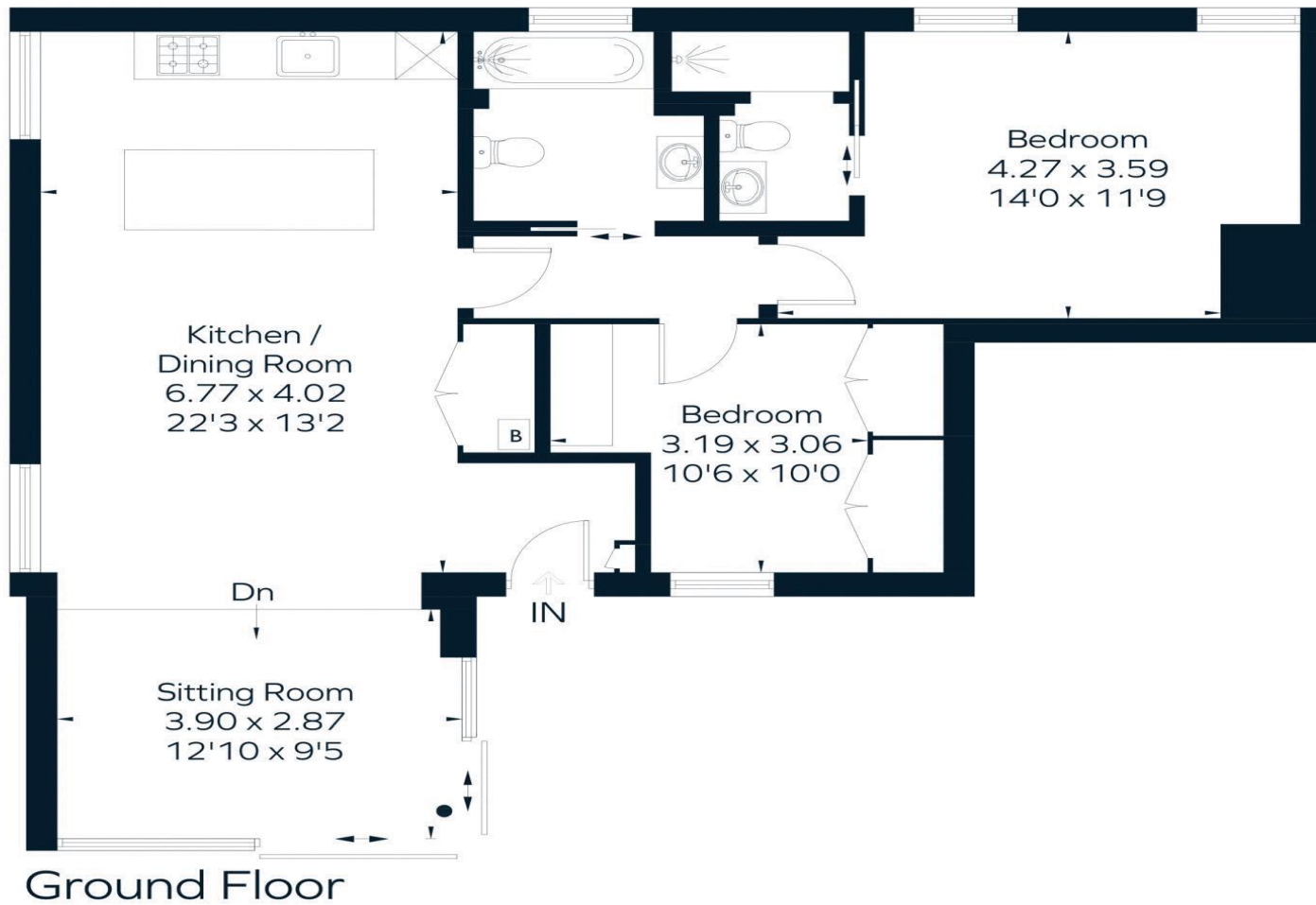
MORTGAGE

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.



Approximate Floor Area = 83.2 sq m / 895 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #66162

3 Market Parade, Hazlemere, Bucks, HP15 7LQ

01494 711 284

hazlemere@wyeres.co.uk

wyeres.co.uk

The **wye** Partnership