

CRENDON **H**OUSE

Est. 1971



**Hatherley, Grange Drive, Wooburn
Green, Buckinghamshire, HP10 0QD**

Freehold

Hatherley: A Stunning Eco-Friendly Family Home with Green Star Mortgage Potential

Welcome to Hatherley, a substantial detached home offering over 3300 sq ft of light-filled, stylish accommodation spread across three floors. Located in the exclusive Grange Drive private development, this beautifully maintained property offers a tremendous feeling of space and flow, with 4 reception areas, 5 double bedrooms (all with their own en-suite or bathroom), and the potential to transform the top floor into a stunning master Penthouse suite. Eco-Friendly & Energy Efficient Built in 2013, Hatherley not only offers a vast amount of space but is also EPC rated B, ensuring energy efficiency that translates into significant savings on water and heating costs. As an added benefit, this home qualifies for a Green Star Mortgage, giving you access to better rates and financing options due to its excellent energy performance. Endless Potential & Versatility In addition to the main house, the large detached double garage, with an entire room over it built into the eaves, offers excellent potential for conversion into a self-contained annexe, home office, or teenage retreat. Complete with a gardener's cloakroom, gas central heating radiators, double glazed vellum windows, this versatile space opens up numerous possibilities for expanding your living arrangements. Gorgeous Gardens & Outdoor Living The property sits on a generous corner plot of approaching half an acre, with manicured gardens that are not overlooked, offering a mature, private feel. Enjoy seamless indoor-outdoor living with four sets of French doors leading out onto the beautifully paved terraces, providing perfect spots for dining and entertaining throughout the day, and capitalising on the various sunny spots as the sun moves over the home throughout the day! Exceptional Location: Nestled on the edge of Wooburn Green and Bourne End, the home is within walking distance of the highly regarded St Paul's Primary School and local amenities in both Thameside Bourne End and Wooburn Green. Explore the nearby countryside, Thameside walks to Coohkam, Marlow and the renowned Cliveden estate with its beautiful gardens – all on your doorstep. Perfectly Located for Commuters Wooburn Green offers the best of both worlds: country living with quick access to London. The Beaconsfield train station offers a 25-minute direct journey to London Marylebone, while the nearby Bourne End station connects to the Elizabeth Line, making it an easy commute to London Paddington. The M40 and M4 motorways are also within easy reach. A Family-Friendly Community Wooburn Green is ideal for families, with highly regarded schools and excellent bus routes to both secondary schools and private options. The village itself boasts a couple of good primary schools, all within a short walk. Whether you're looking for outdoor activities, family-friendly amenities, or excellent transport links, this area has it all. EPC Rating: B (Energy Efficient) Council Tax Band: G Don't miss the chance to own this exceptional home that offers both comfort and sustainability. Contact us today to arrange a viewing!





Beautifully Presented Throughout

Private Road

Substantial Plot

Walk to Station & Village

Double Garage

Green Star Mortgages Available

EPC Rating - B

Home Office

Council Tax Band: G

EPC Rating: B



Crendon House – Wooburn Green

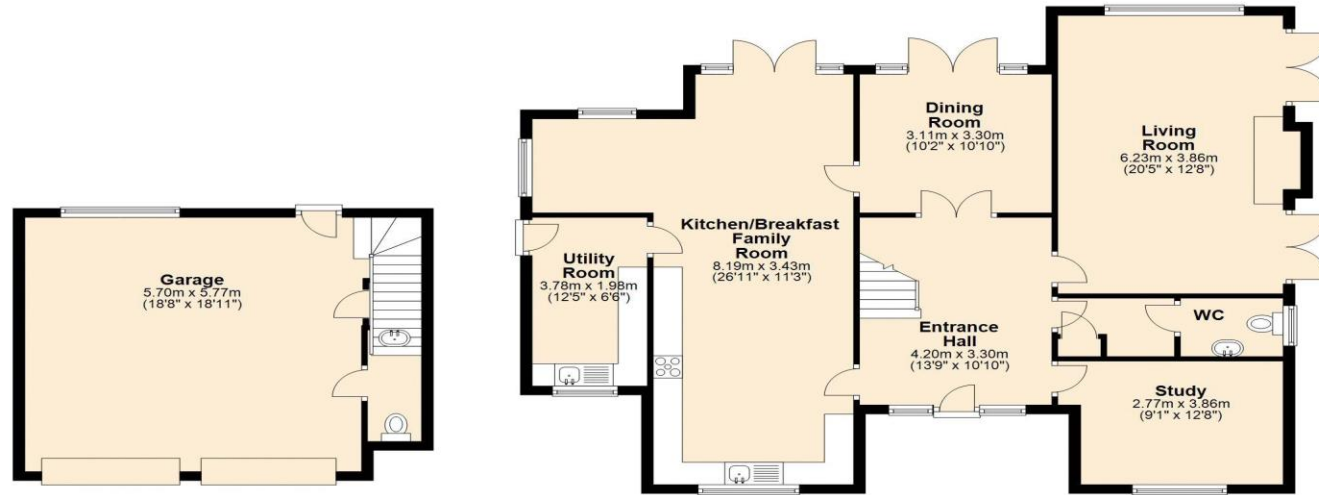
Tel: 01628 527766

Suffolk House
54 – 55 The Green
Wooburn Green
Bucks
HP10 0EU

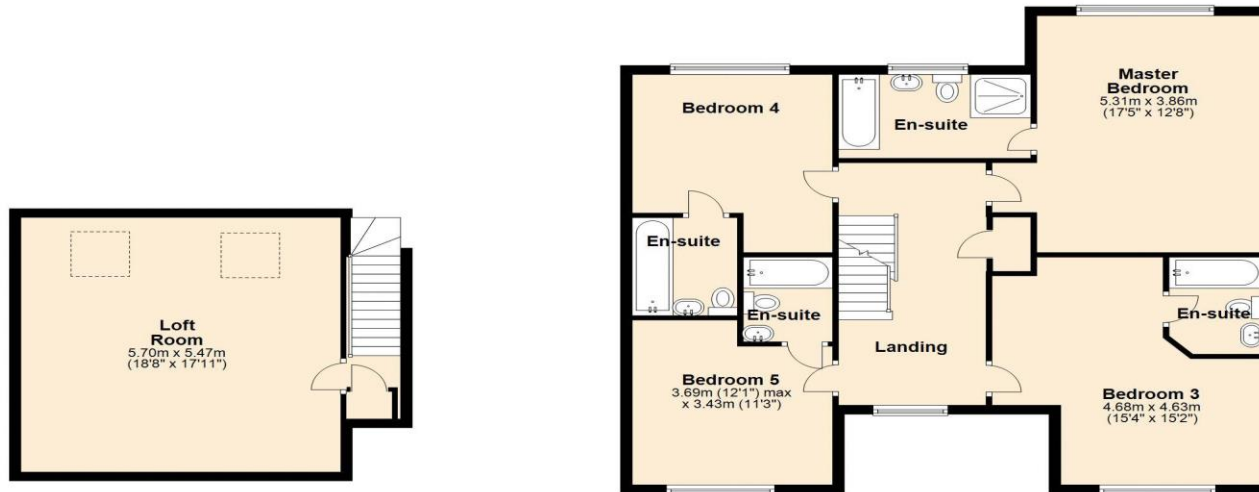
wooburn@crendonhouse.com

www.crendonhouse.com

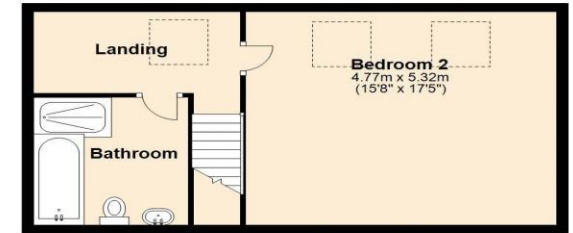
Ground Floor
Approx. 147.1 sq. metres (1583.2 sq. feet)



First Floor
Approx. 132.2 sq. metres (1423.1 sq. feet)



Second Floor
Approx. 42.7 sq. metres (459.6 sq. feet)



Total area: approx. 322.0 sq. metres (3465.9 sq. feet)

These measurements are not to an exact scale, more they are for guidelines and to give a rough estimate
Plan produced using PlanUp.



Please Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this employment has the authority to make or give any representation or warranty in respect of the property.