



**44 Trees Road, Hughenden Valley**

Offers in Region of **£950,000**

# 44 Trees Road

Hughenden Valley, High Wycombe

- Wonderful five bedroom detached chalet bungalow
- Breathtaking, far reaching views over the rolling Chiltern Hills
- Large lounge/diner across the back of the bungalow enjoying the views
- Two double bedrooms and bathroom to ground floor
- Three further bedrooms and bathroom to first floor
- Driveway, front garden and large rear garden with terrace

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.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

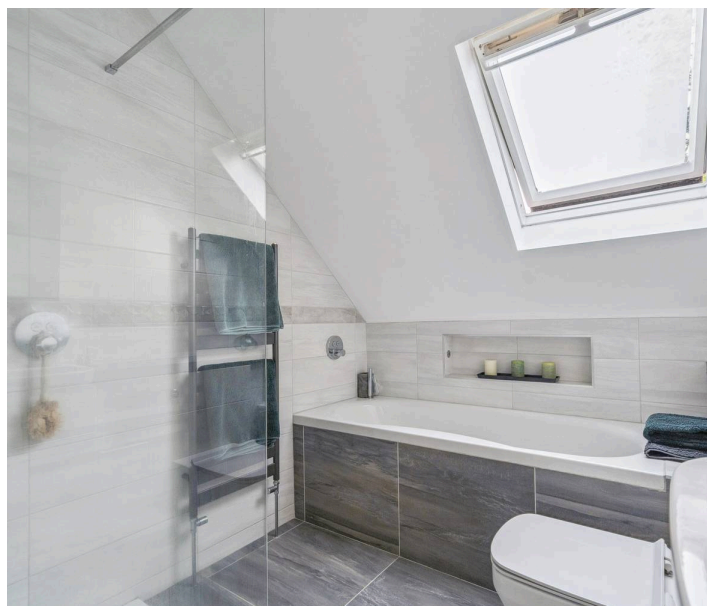


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Hughenden Valley, High Wycombe

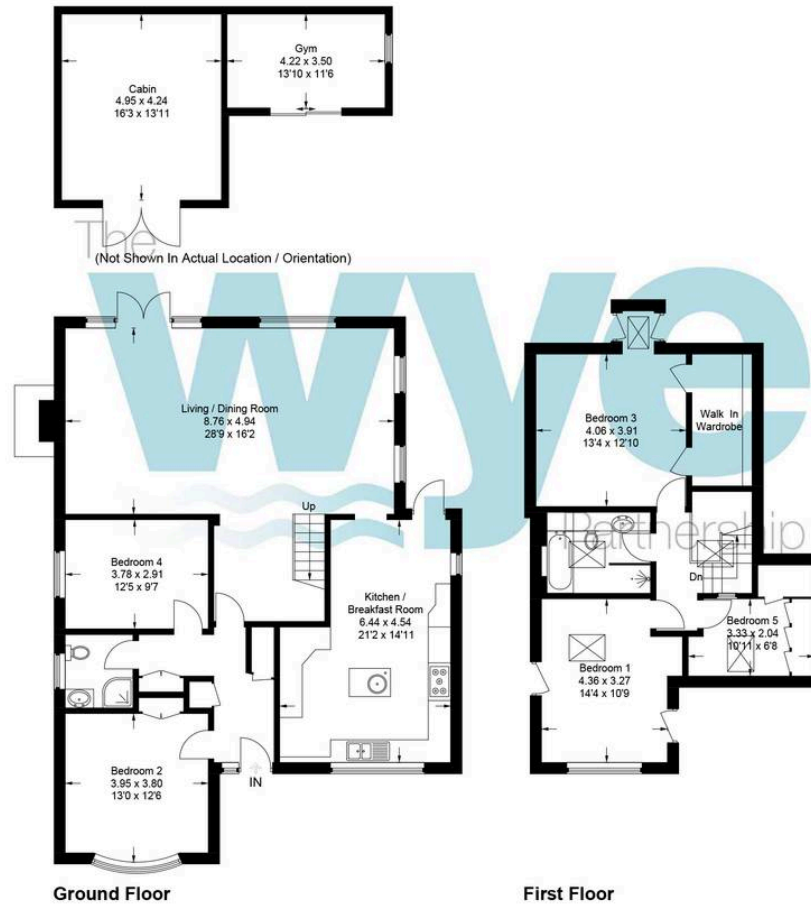
With simply breathtaking views in a private tranquil setting, is this charming five bedroom detached chalet bungalow offering versatile living space.

This impressive five bedroom detached chalet bungalow is nestled at the end of a private road, offering a rare combination of privacy and expansive views over the rolling Chiltern Hills. Inside, the property reveals a spacious layout with a large lounge and dining area stretching across the rear of the bungalow, perfectly positioned to capture the breathtaking scenery beyond, complete with inglenook fireplace with stove. The traditional country kitchen/diner features classic shaker-style units in a light blue finish, complemented by granite worktops and integrated appliances, creating a warm and inviting hub for family gatherings. On the ground floor, two generously sized double bedrooms and a well-appointed family bathroom provide flexible accommodation options, ideal for guests or multi-generational living. Upstairs, three further bedrooms and an additional bathroom offer ample space for a growing family or home office requirements. Throughout the home, high-quality finishes include, plush neutral carpets in the bedrooms, and bespoke joinery details that add character and charm. The property's thoughtful design and attention to detail ensure a comfortable and welcoming atmosphere, making it an exceptional opportunity for those seeking a substantial family home in a truly picturesque setting.



# 44 Trees Road

Approximate Gross Internal Area  
Ground Floor = 120.7 sq m / 1,299 sq ft  
First Floor = 62.5 sq m / 673 sq ft  
Outbuilding = 31.9 sq m / 343 sq ft  
Total = 215.1 sq m / 2,315 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 Prestwood

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