



CRENDON **H**OUSE

Est. 1971

**6 Fennels Way, Flackwell Heath,
Buckinghamshire, HP10 9BY**

£1,150,000 - Freehold

A substantial 4/5 bedroom detached family home with a wonderful private woodland backdrop, situated on one of Flackwell Heath's most sought-after private roads and offered for sale with NO ONWARD CHAIN. Occupying a level and generous plot, this spacious detached home provides almost 2,000 sq ft of versatile accommodation and offers an exceptional combination of family space, privacy and convenience. Set towards the entrance of Fennels Way, the property enjoys the particularly desirable advantage of being just a short, level walk from the village amenities, whilst the rear garden provides a wonderfully private setting with woodland beyond. The garden is fully enclosed and secure, making it ideal for families and entertaining alike. A particular highlight of the home is the impressive refitted kitchen/breakfast room and adjoining orangery, creating a wonderful open-plan family space at the rear of the property. The kitchen has been recently refitted with a comprehensive range of units, stone work surfaces, Belfast sink, Neff appliances and excellent storage, whilst the adjoining orangery is flooded with natural light and enjoys views and direct access onto the garden. The main living room is also positioned at the rear, with French doors opening directly onto the garden, creating an excellent flow between the principal reception spaces and the outside. The accommodation is arranged over two floors and offers four bedrooms upstairs, including two en-suite bedrooms, together with a versatile ground-floor fifth bedroom/family room, making the property exceptionally adaptable to modern family life. There is also a family bathroom and downstairs cloakroom. The first floor provides a generous landing with access to the loft, together with four well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and a beautifully appointed en-suite, while bedroom two also enjoys its own en-suite facilities. Bedrooms three and four provide further excellent family accommodation, with the family bathroom completing the first floor. Further ground-floor accommodation includes a welcoming entrance hall, family room/bedroom five, formal living room, kitchen/breakfast room, light-filled orangery and utility room, together with a generous integral garage. Outside, the level rear garden is a real feature of the property. Fully enclosed by fencing and exceptionally private, it backs onto woodland beyond and features a large flagstone terrace, mature and colourful borders, established planting, an ornamental garden pond with water feature and detached garden shed. There is gated side access on both sides of the house, together with an outside tap and ample space for family enjoyment and outdoor entertaining. The property also benefits from an integral 1½-width garage, providing useful additional storage and appliance space, with electric up-and-over door and direct access to the house and garden. Further practical benefits include a replacement boiler installed approximately one year ago, providing additional peace of mind for the new owner. The location Fennels Way is a well-established and highly regarded private road within Flackwell Heath, particularly popular with families seeking a peaceful setting whilst remaining close to everyday amenities. The private road has an annual contribution of approximately £180, covering road maintenance. Of particular benefit, the section of road from the entrance up to the property was resurfaced approximately one year ago, providing an additional advantage for the new owner. The property's position towards the entrance of the road is especially convenient, allowing for a short and level walk into the village. Flackwell Heath provides a good range of everyday facilities including local shops, cafés, pubs, restaurants, a pharmacy, dentist, hairdressers and other village amenities, whilst the neighbouring village of Bourne End provides further shopping, cafés, restaurants and services. The area also offers excellent opportunities for countryside and woodland walks, with Fennels Wood providing a particularly attractive natural setting close to home. For families, the area is particularly appealing for its local schooling, with both Juniper Hill School and Carrington Infant and Junior Schools in the village and the wider area benefiting from access to Buckinghamshire's grammar-school system. Exact school catchment and admission eligibility should be confirmed for the property and relevant year of entry. For commuters, the property is conveniently placed for the M40 and rail services from nearby Beaconsfield, High Wycombe and Bourne End, providing a useful combination of village living and accessibility to London and the surrounding towns.





Super Family Home

Sought After Private Road

4 Bedrooms

3 Bathrooms

Oversized Garage & Driveway

EV Car Charger

Large & Private Landscaped
Gardens

Backing Woodland

Council Tax Band: G
EPC Rating:

Crendon House – Wooburn Green

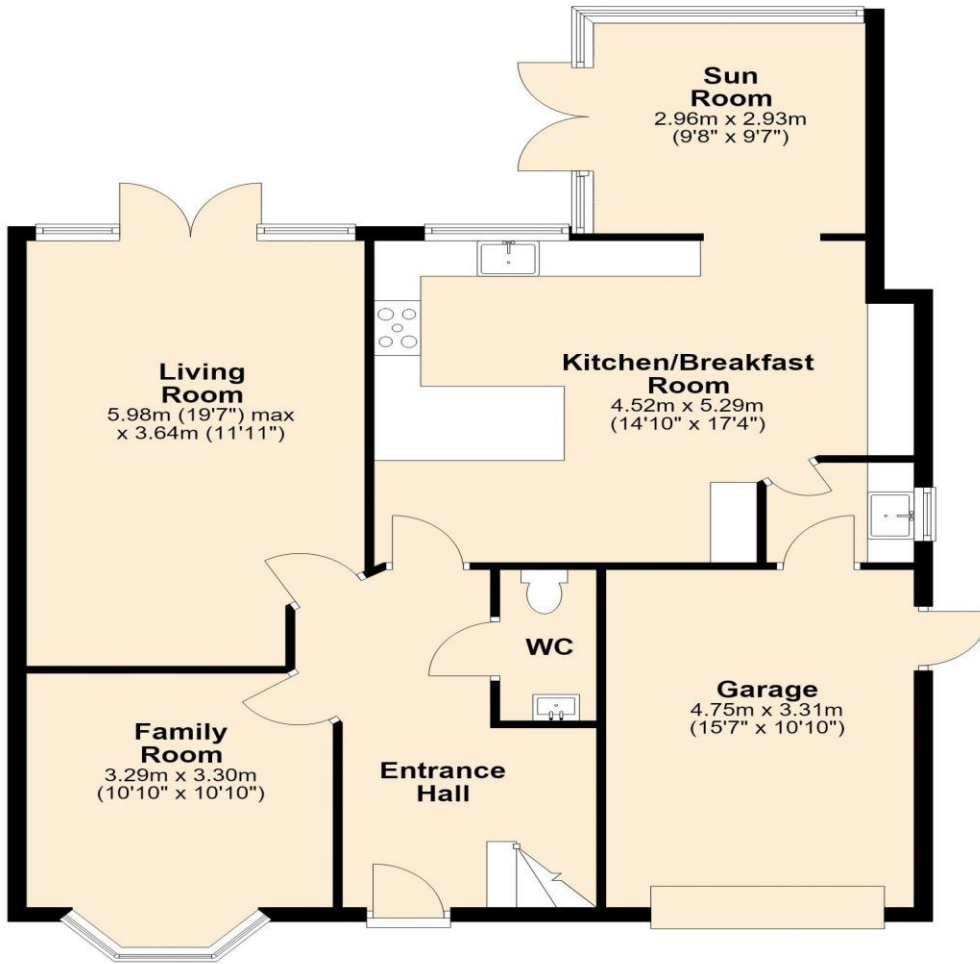
Tel: 01628 527766

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

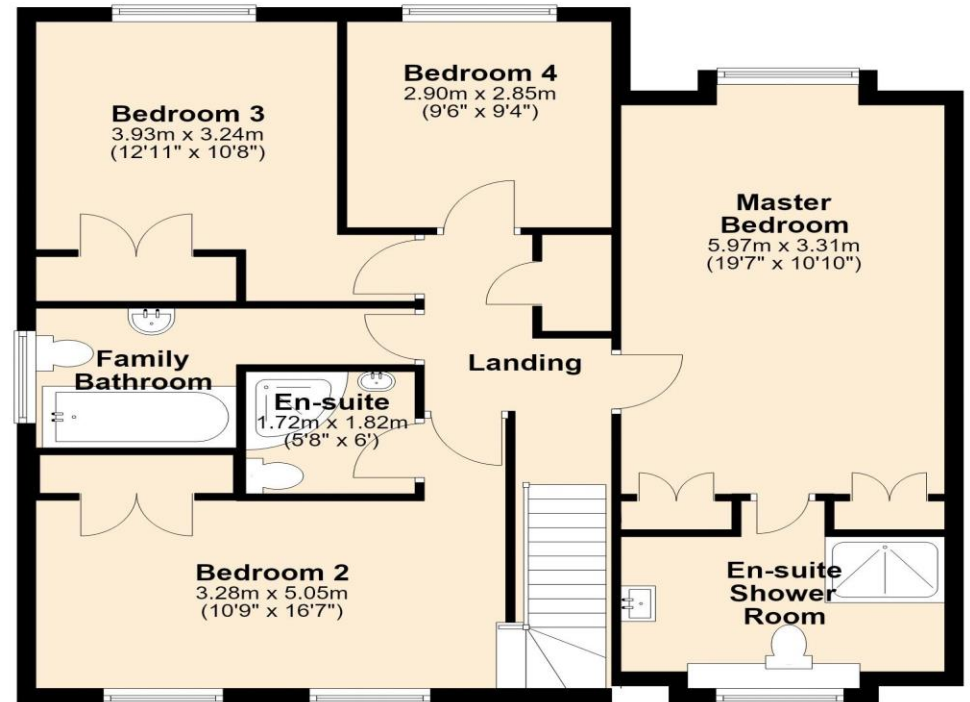
wooburn@crendonhouse.com

www.crendonhouse.com

Ground Floor



First Floor



Total area: approx. 184.3 sq. metres (1983.6 sq. feet)



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.