



Flat 26, Uplands House Four Ashes Road, Cryers Hill - HP15 6DY

Offers Over £600,000

 **TIM RUSS**
& Company



- Extensive landscaped gardens with 18 acres of private land
- Gated entrance
- Modern kitchen with island
- Open plan kitchen living area
- Large feature windows
- Modern bathroom
- Garden views from principal rooms
- Outdoor seating areas

Tenure: Leasehold / Leasehold details:
Years remaining on lease: 121 years
Service charge: £3500 per annum
Ground Rent: £250 per annum
Council Tax band: D
EPC Energy Efficiency Rating: C

Cryers Hill lies between the villages of Great Kingshill and Hughenden Valley. It offers a post office/general store and two very sought-after primary schools nearby, known as Hughenden Valley Primary School and Great Kingshill Combined School. Buckinghamshire is renowned for its state and private education, details of which can be obtained from the local authority. The surrounding countryside offers numerous footpaths and bridleways through open fields and countryside. The larger centre of High Wycombe has a range of major shopping facilities and a mainline station to London Marylebone (travelling time approx. 25 minutes). Junction 4 of the M40 links with the general motorway network.

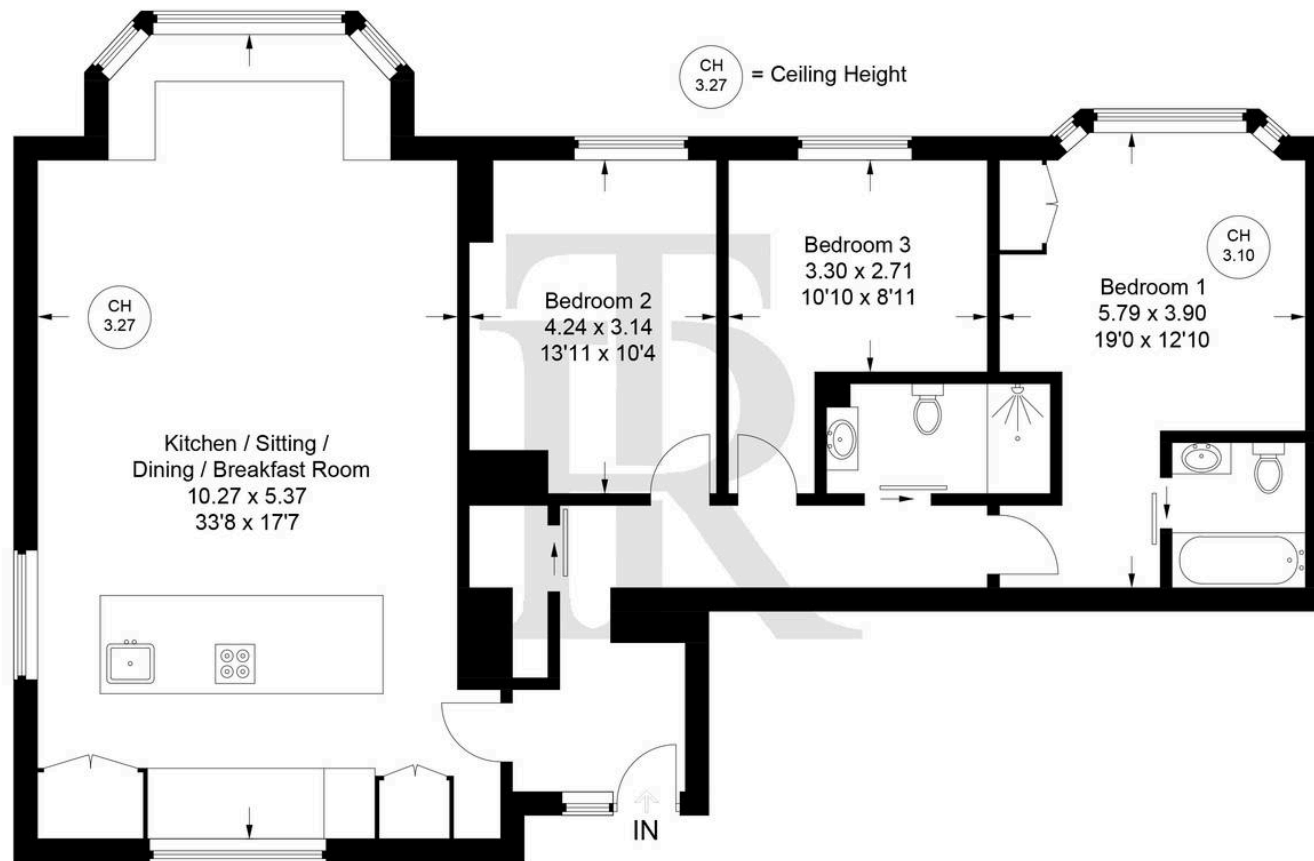


This exceptional three-bedroom, two-bathroom apartment seamlessly blends period elegance with contemporary style, offering a unique and inviting living environment. As you enter, you are greeted by a spacious open plan kitchen and living area, featuring striking navy blue cabinetry, a sleek kitchen island with integrated appliances and pendant lighting, and expansive windows that fill the space with abundant natural light. The high ceiling and stylish wood flooring enhance the modern decor, while the open layout provides a perfect setting for both relaxing and entertaining. The reception space is further complemented by elegant wall panelling, artistic decor, and a comfortable sectional sofa, creating a warm and sophisticated atmosphere.

The apartment's bedrooms are thoughtfully designed to provide comfort and luxury. The principal suite features a large arched window with picturesque views of the surrounding greenery, a charming four-poster bed, and a contemporary en-suite bathroom with sleek fixtures and marble tiling. Additional bedrooms offer large sash windows with shutters, built-in storage, and serene decor palettes, making them ideal for family use or as guest rooms. Both bathrooms present modern fixtures, underfloor heating and features such as walk-in showers, heated towel rails, and marble effect tiles, ensuring a spa-like experience at home.

Beyond the interior, the apartment boasts access to beautifully landscaped communal gardens with 18 acres of private land, providing lush green surroundings and inviting outdoor seating areas. Residents benefit from ample parking space, including off-road and driveway parking, all set within a secure, gated entrance.





First Floor

Flat 26, Uplands House, HP15 6DY

Approximate Gross Internal Area
119.4 sq m / 1285 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Tim Russ and Company

5 Penn Road, Hazlemere, Buckinghamshire, HP15 7LN

01494 715544 • hazlemere@timruss.co.uk • timruss.co.uk/

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