



Estate Agents
Hurst

Andelain, Warrendene Road, Hughenden Valley, Buckinghamshire, HP14 4LY
Offers In Excess Of £700,000

Andelain, Warrendene Road, Hughenden Valley, Buckinghamshire, HP14 4LY

Offered to the market in excellent condition throughout is this bright and spacious four bedroom detached family home, set within a generous plot and surrounded by beautiful open countryside in the highly sought after village of Hughenden Valley. Nestled within the Chilterns Area of Outstanding Natural Beauty, Hughenden Valley is a charming and well connected village benefiting from a community village shop & café, local pub (The Harrow), pharmacy, GP surgery and local primary school, with further schooling options in Great Kingshill, Naphill and High Wycombe, including highly regarded grammar schools. The area is ideal for outdoor enthusiasts, with Hughenden Park, the National Trust Hughenden Manor estate and extensive countryside walks all within easy reach, while High Wycombe town centre and railway station provide excellent shopping, dining and fast connections to London Marylebone (in less than 30 minutes).

The accommodation is both versatile and well proportioned, comprising an entrance porch, a large sitting room open plan to a stunning conservatory enjoying views over the south-east facing rear garden, a separate dining room, office/study, modern fitted kitchen and a ground floor shower room which has been recently refurbished. The principal bedroom is located on the ground floor and features a dressing area with bespoke fitted wardrobes. To the first floor are three further double bedrooms and a newly fitted family bathroom.

Outside, the property benefits from a generous south-east facing enclosed rear garden, driveway parking with an EV charging point, solar panels with battery storage, gas central heating and UPVC double glazing. This is a rare opportunity to acquire a substantial family home in a desirable semi-rural village setting, combining countryside living with excellent local amenities and commuter links.



DETACHED FAMILY HOME
HIGHLY SOUGHT AFTER VILLAGE LOCATION
SURROUNDED BY OPEN COUNTRYSIDE
IMMACULATE CONDITION THROUGHOUT
NEWLY REFURBISHED SHOWER ROOM & BATHROOM
MODERN FITTED KITCHEN
STUNNING CONSERVATORY OVERLOOKING GARDEN
CLOSE TO AMENITIES & SCHOOLS
DRIVEWAY WITH EV CHARGER
SOLAR PANELS WITH BATTERY STORAGE







Andelain, Warrendene Road

Approximate Gross Internal Area
 Ground Floor = 1229 sq ft / 14.2 sq m
 First Floor = 763 sq ft / 70.9 sq m (Including Eaves)
 Total = 1992 sq ft / 185.1 sq m



Floor Plan produced for Hursts by Media Arcade ©.
 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.



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1 Crendon Street, High Wycombe, Bucks, HP13 6LE

Tel: 01494 521234 Fax: 01494 523392 Email: wyc@hursts.co.uk Web: www.hursts.co.uk