



HUNT & NASH

Est. 1938

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Braeside, Warrendene Road Hughenden Valley, Buckinghamshire HP14 4LY

**SUBSTANTIAL DETACHED FAMILY HOUSE OF APPROXIMATELY 2194 sq ft
FIVE BEDROOMS: LARGE RECEPTION ROOM WITH INGLENOOK FIREPLACE
FARMHOUSE STYLE KITCHEN: UTILITY: STUDY/BEDROOM 6
BEAUTIFUL LANDSCAPED GARDEN ADJOINING FARMLAND
LOVELY VIEWS: DETACHED GARAGE: AMPLE PARKING
EPC RATING D**



An exceptionally spacious detached family home offering flexible accommodation in a highly sought after location adjoining farmland at the rear with lovely rural views.

The impressive accommodation comprises of a beautiful open plan reception hall with a wooden staircase rising to the first floor and a stripped wooden floor. There are five double bedrooms with four bath/shower rooms. There is a large reception room with areas for reading and dining with an attractive inglenook fireplace and a beamed ceiling. The farmhouse style kitchen is fitted with an extensive range of matching wall and base units with complementing work surfaces and there is a separate utility room adjacent.

In addition to the five bedrooms there is an additional room that is ideal as a study/home office or could be used a single sixth bedroom if necessary.

Outside, the rear garden has been landscaped and designed by the current owner and is beautifully maintained and stocked with a variety of specimen trees and shrubs and mature borders, There is a large paved area for al fresco dining and a lovely water feature and pergola for some shade. To the front of the property is a gravelled driveway providing ample off road parking and there is a detached wooden garage with double doors.

The views from the rear garden over the adjoining farmland are wonderful and ever changing throughout the year.

Hughenden Valley is approximately 3 miles north of High Wycombe Town Centre in a delightful part of the Chilterns with a local store and primary school. There are excellent primary and secondary schools nearby in both the Private and Grammar sector and High Wycombe Railway station provides swift access into London Marylebone in as little as 30 minutes. The M40 at Junction 4 is at the top of Marlow Hill in High Wycombe

HMRC Anti Money Laundering

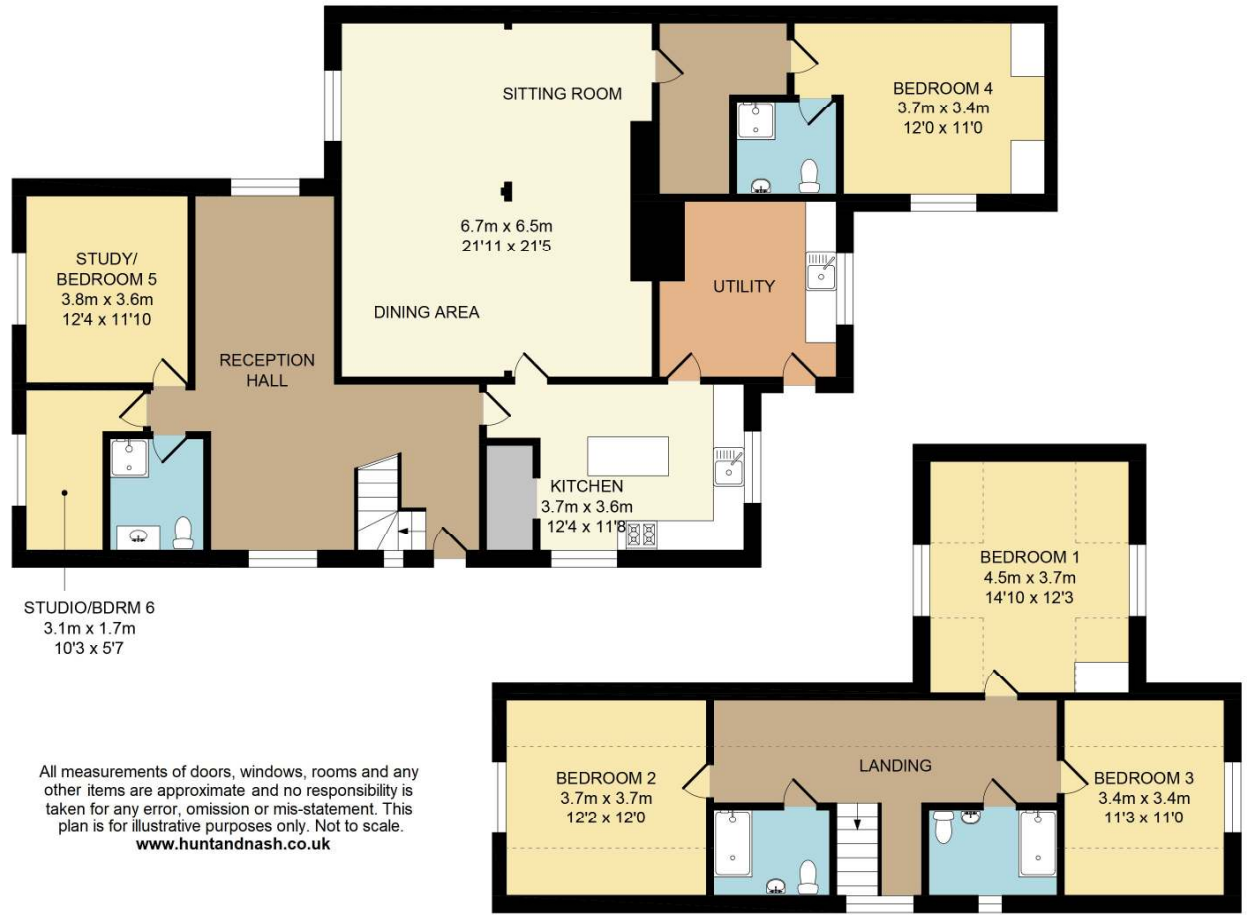
Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR

GUIDE PRICE . . . £750,000 . . . FREEHOLD

The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Viewing By Appointment
Tel: 01628 522568 Email: bourneend@huntandnash.co.uk



All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. Not to scale.
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Note: These particulars are produced in good faith, having been prepared as a general guide. Hunt & Nash give notice that they do not constitute any part of a contract. We have not carried out a survey, nor tested the services, appliances and specific fittings if any. Room sizes should not be relied on for carpets and furnishings.

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