



11 Wedgwood Drive, Hughenden Valley - HP14 4PA

Offers Over £700,000

TR TIM RUSS
& Company



- Situated in a highly regarded road backing onto open countryside and enjoying beautiful views is this lovingly updated bright & spacious detached family home
- Walking distance to excellent local schools, village shop, transport links and beautiful countryside walks

Hughenden Valley provides an ideal setting for raising a family with particularly good recreational, cultural, and educational opportunities. The AONB status of the Chiltern Hills provides attractive local countryside on the doorstep with many footpaths, cycle rides and walks. Within the village there is a combined infant/middle school, local store and a combined surgery and pharmacy. School choice is extensive to include a range of secondary schools many of which are highly rated notably the Royal Grammar school (boys), also John Hampden (boys) and Wycombe High School (girls). There is a bus stop about five minutes' walk from the property. Access to London is excellent with two main line stations and the Underground within easy reach. The M40 provides quick access both to the east as well as to Oxford and points north. The M4 is about twelve miles south providing access to the west, Heathrow and the M25 network.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D



Within easy reach of local amenities such as outstanding schools, a village shop, convenient transport links, and scenic walking trails, this property provides an enviable lifestyle for families seeking both convenience and tranquillity.

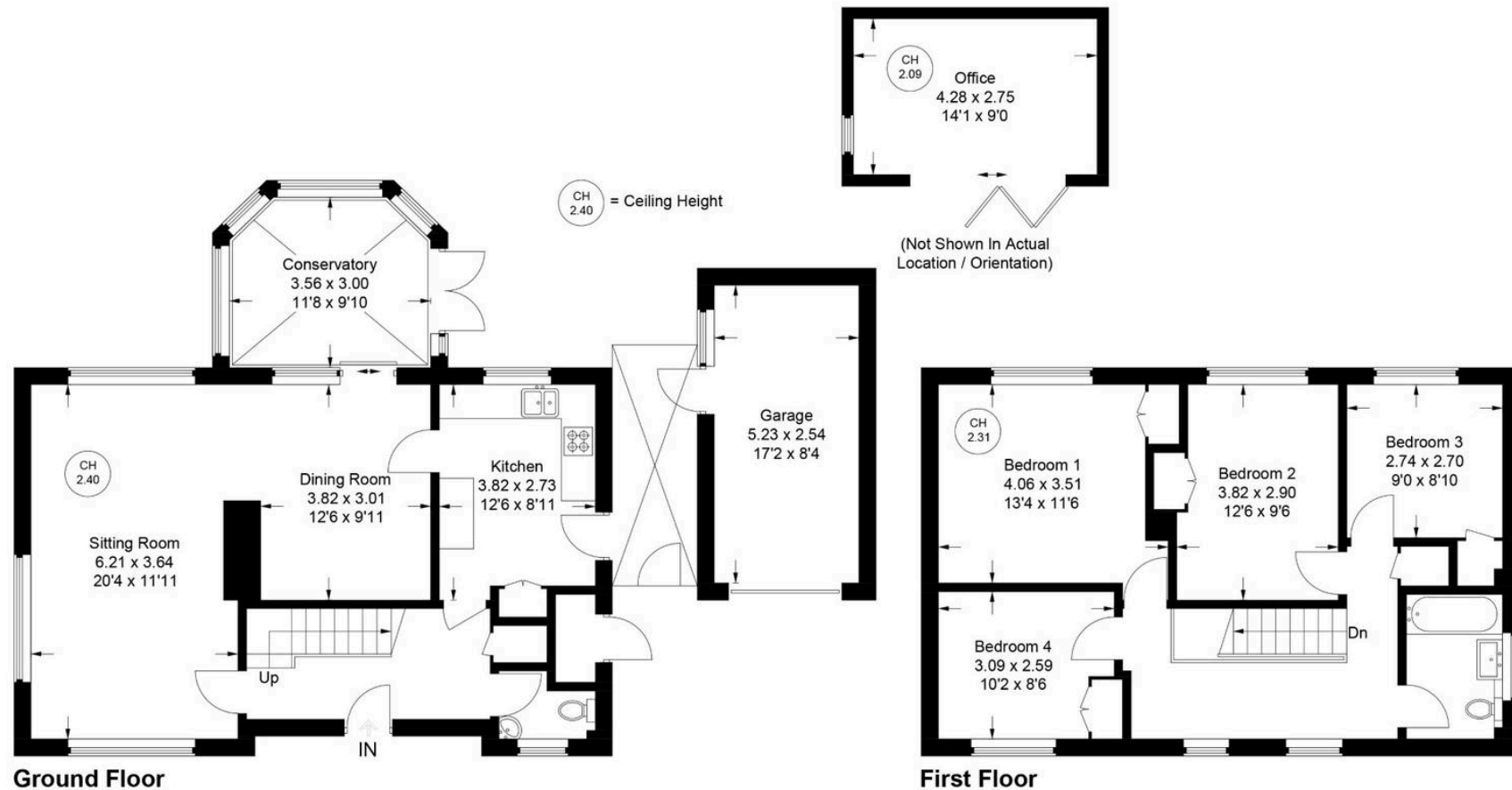
Upon arrival, a warm and inviting entrance welcomes you, complete with a downstairs cloakroom, coats cupboard, and a tastefully refurbished staircase leading to the upper level. The beautifully renovated kitchen features a selection of base and eye-level units, integrated appliances, a practical pantry, and access to both the garden and dining room.

The triple-aspect sitting room exudes a sense of space and light, enhanced by a gas fired wood effect stove and flows seamlessly into the dining room, which opens onto a charming conservatory offering panoramic views of the garden. The principal bedroom boasts fitted wardrobes and commanding stunning rear views, while three additional bedrooms, all with fitted cupboards, enjoy delightful vistas across the Hughenden Valley. The family bathroom has been tastefully renovated to a high standard, serving the bedrooms with style and functionality.

Outside, the garden provides a serene oasis, featuring a newly laid patio, a manicured lawn, and steps leading to further outdoor space and a newly constructed garden office.

Completing this impressive offering is a newly laid driveway providing off-road parking for several vehicles, a garage with convenient access to the garden, and a covered walkway leading to the rear of the property.





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Approximate Gross Internal Area
 Ground Floor = 70.6 sq m / 760 sq ft
 First Floor = 62.2 sq m / 669 sq ft
 Outbuildings = 25.6 sq m / 275 sq ft
 Total = 158.4 sq m / 1704 sq ft

Floor Plan produced for Tim Russ & Company 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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