



22 South Maundin, Hughenden Valley - HP14 4LZ

Guide Price £850,000

 **TIM RUSS**
& Company



- Situated in a pleasant cul de sac is this attractive link detached house of size and quality with AONB views to the rear
- Close to village amenities, regarded schools and transport links

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: G

Tenure: Freehold

EPC Energy Efficiency Rating: C



Nestled within a serene cul de sac and boasting picturesque AONB views to the rear, this beautiful link detached house exudes a blend of size and quality. Situated conveniently close to village amenities, renowned schools, and excellent transport links, this property offers the perfect combination of tranquillity and practicality.

Upon entering, you are welcomed by an inviting entrance hall, complete with a convenient downstairs cloakroom and ample understairs storage. The heart of this home lies in the 20ft impressive, well-equipped kitchen/breakfast room, featuring a seamless flow to the utility room and bifold doors that open onto a charming terrace.

Entertain guests in the spacious 18ft square sitting room, adorned with woodburning stove, which seamlessly transitions into the elegant dining room through sliding patio doors leading to the terrace.

Ascending the expansive landing, you will find four generously sized double bedrooms, each offering its unique charm. Three of the bedrooms come equipped with built-in cupboards, while one boasts a walk-in dressing room. Two of the bedrooms feature en-suite showers, complemented by a family bathroom for added convenience.

Step outside onto the south west facing raised terrace, complete with railings for privacy and a separate covered BBQ area. Descend down the steps to discover an expansive lawn enclosed by mature hedging & fencing and driveway parking leading to a double garage at the front.





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Approximate Gross Internal Area
 Ground Floor = 97.1 sq m / 1045 sq ft
 First Floor = 90.8 sq m / 977 sq ft
 Double Garage = 29.8 sq m / 321 sq ft
 Total = 217.7 sq m / 2343 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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