



The Rowans Warrendene Road, Hughenden Valley - HP14 4LY

Offers Over £850,000

TR TIM RUSS
& Company



- A beautifully presented and architecturally designed detached family home situated in a country setting with breath taking views to the rear
- Offering versatile and bright and spacious accommodation throughout
- Extensive driveway parking to the front leading to a detached garage
- Enjoying views over open countryside secured by post and rail fencing to the rear

Hughenden Valley provides an ideal setting for raising a family with very good recreational, cultural and educational opportunities. The ANOB 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). 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 12 miles south providing access to the west, Heathrow and the M25 network.

Council Tax band: F

Tenure: Freehold

EPC Rating: C



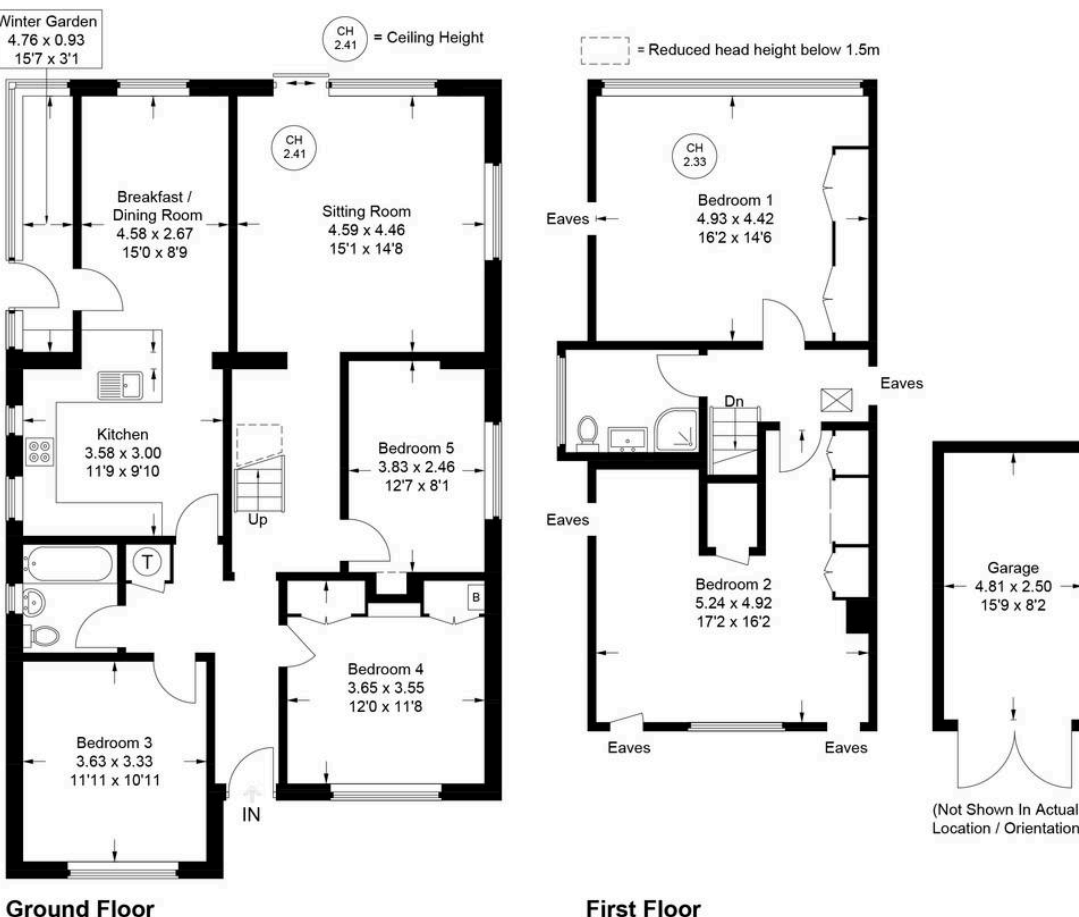
Presenting a remarkable 5 bedroom detached chalet style home, this architecturally designed family home is a gem nestled within a serene country setting. Greeted by stunning rear views, this property offers an abundance of space that is both bright and versatile throughout.

The heart of this home resides in the stylish kitchen, which has been meticulously updated to include a range of base and eye level units and Indian granite, Madura gold worktops, splashbacks and window sills. This culinary space seamlessly connects to a generous breakfast/dining area and a door leading to a charming winter garden. The generous sitting room, features patio doors that open up to the garden with views beyond.

On the ground floor, two double bedrooms, a fifth bedroom/study, and a family bathroom provide comfortable living accommodations. To the first floor you will find the principal bedroom, with fitted cupboards and floor-to-ceiling windows that frame truly magnificent panoramic views of the rear. Another double bedroom, complete with fitted cupboards, is complemented by a family shower room.

Outside, an extensive driveway ushers you towards a detached garage, offering ample parking space. The rear garden boasts a patio area leading to a spacious lawn bordered by vibrant flower beds providing bursts of colour throughout the seasons. This peaceful oasis is further enhanced by uninterrupted views of the open countryside from the hill behind and many wonderful walks over the surrounding hills and through the local beech woods.





The Rowans, Warrendene Road, HP14 4LY

Approximate Gross Internal Area
Ground Floor = 107.5 sq m / 1157 sq ft
First Floor = 56.1 sq m / 604 sq ft
Garage = 12.0 sq m / 129 sq ft
Total = 175.6 sq m / 1890 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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