



**Flat 40 Uplands House, Four Ashes Road, Cryers Hill, HP15 6DY**  
**£290,000**

# Flat 40 Uplands House

Four Ashes Road, Cryers Hill

- Large Bedroom Plus Luxury Bathroom & Utility Cupboard
- High End Development With Gated Access, CCTV & Private Allocated Parking
- Open Plan Living/Dining/Kitchen With Access To The Outside Seating/BBQ Area
- Luxury, Ground Floor Apartment Set In 18 Acres
- A Wonderful Opportunity To Purchase In An Area Of ONB, Surrounded By Countryside

The Uplands House Development is set in 18 acres of landscaped grounds.... Re-developed and sympathetically converted into individual properties.... An area of Outstanding Natural Beauty, with large expanses of delightful open countryside surrounding you.... This prime location is perfect for those seeking a peaceful retreat whilst still being within easy reach of nearby amenities and transport links.... Buses locally connect to High Wycombe (3 miles) With the Eden Shopping Centre and Great Missenden (3.5 miles) and both towns provide London trains, the former a 25 minute service to Marylebone.... Two M40 access points are 10/15 minutes' drive from the apartment....

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B



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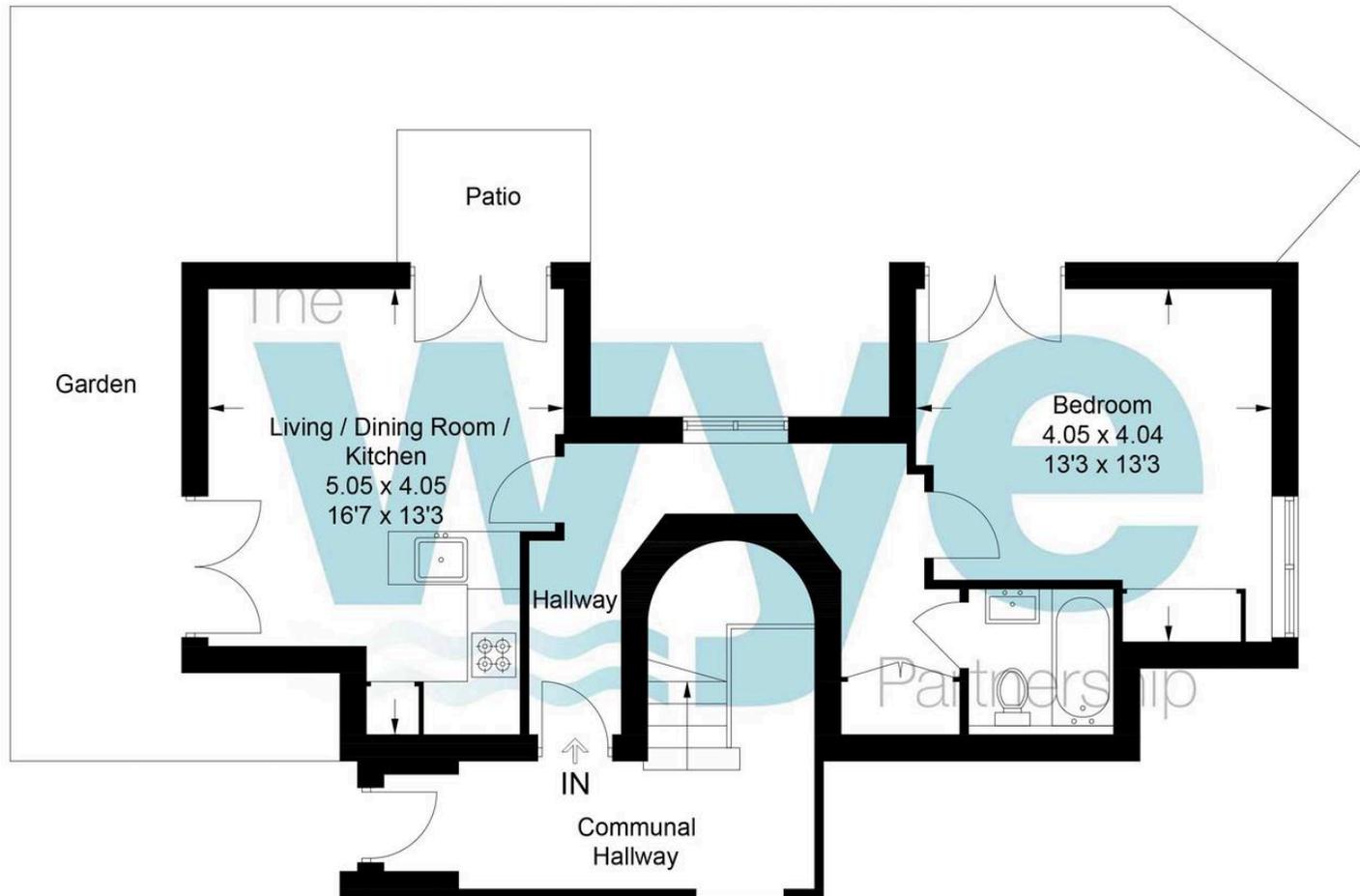
A luxury ground floor apartment, set in this prime location, in 18 acres and providing a peaceful retreat – must be viewed!

A unique, high end conversion of a Grade 2 listed building (consisting of a former Country Home, dating back to 1859, with Palladio inspired extensions designed by renowned architect Edward Cullinan), which now provides an environment that is simply stunning with a range of luxury apartments and maisonettes. A beautiful development by Italian owned company Area Equity, which specialises in residential and tourism developments across the UK and Europe. All this is set in secluded, landscaped and manicured grounds of 18 acres that are wonderful. This apartment is a beautiful, luxury, ground floor property that is light and airy and has a gorgeous open plan living/dining/kitchen area, which has two sets of patio doors opening to the outside space/BBQ area. There is a communal hallway, entrance hall, a luxury fitted bathroom and a large bedroom, also with patio doors to the outside space and full height windows, making this a bright room. The property also has the benefit of being in a security gated apartment complex with CCTV and allocated parking. The feeling you get walking around the apartment is one that fills you with the sense of real luxury and relaxed living – just like being on holiday and really must be viewed to be fully appreciated!



# 40 Uplands House

Approximate Gross Internal Area = 45.3 sq m / 488 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken 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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## The Wye Partnership Hazlemere

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