



10 Wedgwood Drive, Hughenden Valley - HP14 4PA

Offers Over £600,000

 **TIM RUSS**  
& Company



- Offered for sale with no onward chain and built in old stock brick is this detached family home, set in a highly regarded road within an Area of Outstanding Natural Beauty
- Walking distance to the local shop, schools, transport links and beautiful open countryside

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**

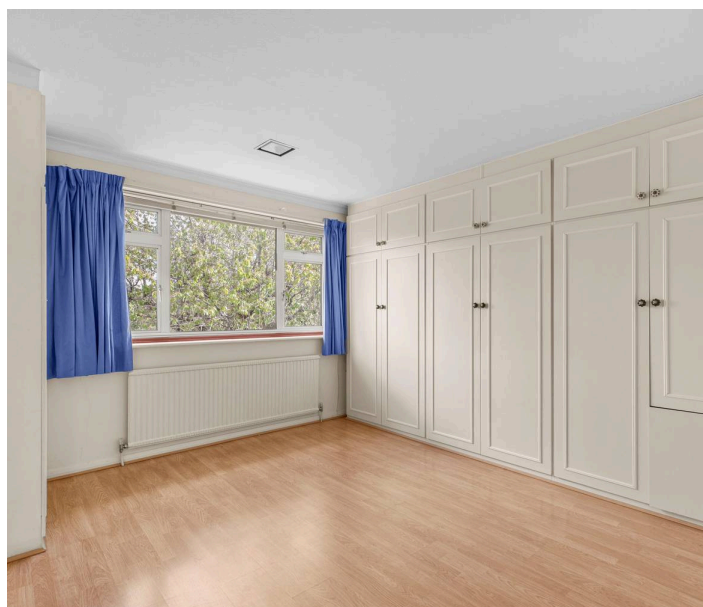
**EPC Energy Efficiency Rating: C**

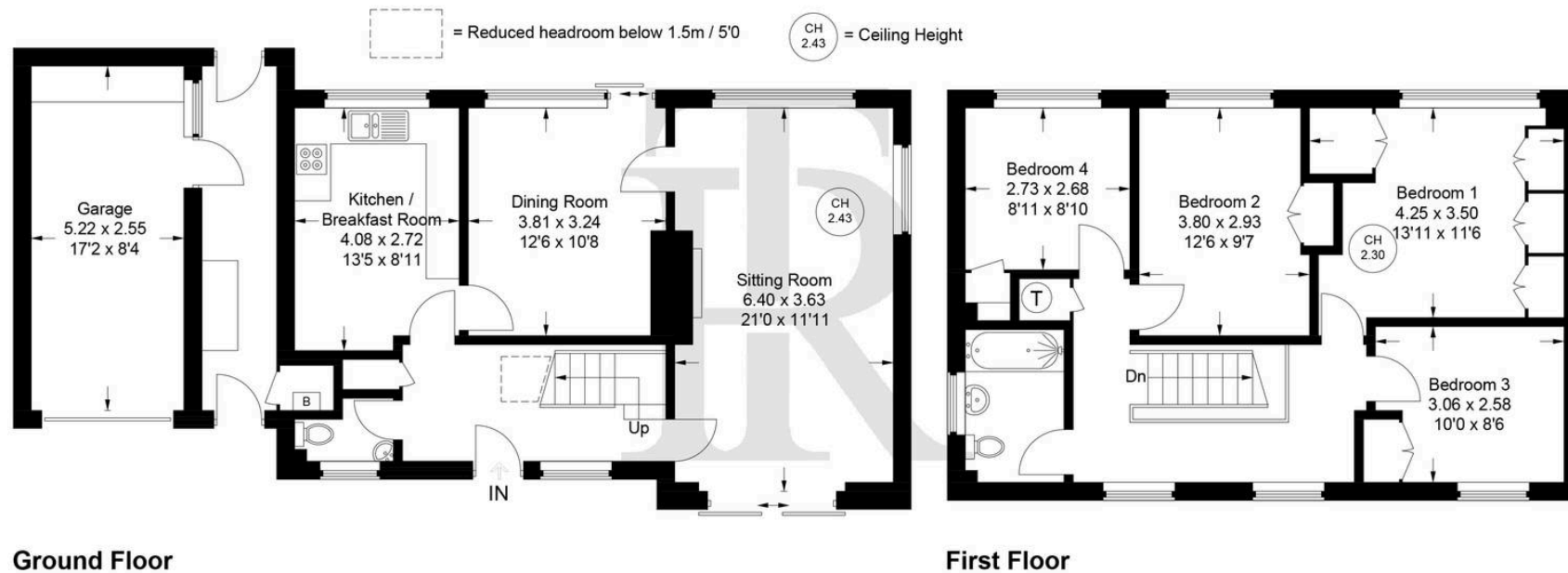


Offered for sale with no onward chain, this four bedroom detached house presents an exceptional opportunity to acquire a substantial family home in a highly regarded road within an Area of Outstanding Natural Beauty. Constructed in old stock brick, the property is within easy walking distance of the local shop, schools, transport links and the stunning open countryside that surrounds Hughenden Valley. The house offers significant potential to extend, reconfigure and modernise (subject to the usual consents). Upon entering, you are welcomed by a spacious entrance hall with a downstairs wc and a useful storage cupboard. The impressive 21ft by 11'11ft triple aspect sitting room features a fireplace and opens to the dining room, both of which benefit from elegant parquet flooring. Patio doors from the dining room provides a seamless flow, while a door from the dining room leads directly to the kitchen/breakfast room. The kitchen also provides access to an inner lobby with a storage cupboard housing the boiler, as well as an internal door to the garage.

Upstairs, the galleried landing is a particularly attractive feature, offering far-reaching views over Hughenden Valley. All four double bedrooms are generously proportioned and enjoy picturesque valley views, each benefitting from fitted cupboards and served by a well-appointed family bathroom.

The rear garden is a fine feature of this family home, a large patio area provides space for entertaining or al fresco dining, leading to an area of lawn, surrounded by mature hedging, shrubs and trees. To the front of the property, there is driveway parking for two cars leading to the garage, flanked by a large area of lawn which presents ample scope to increase parking provision if required.





## 10 Wedgwood Drive, HP14 4PA

Approximate Gross Internal Area  
 Ground Floor = 86.7 sq m / 933 sq ft  
 (Including Garage)  
 First Floor = 62.5 sq m / 673 sq ft  
 Total = 149.2 sq m / 1606 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.

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.



## Tim Russ and Company

5 Penn Road, Hazlemere, Buckinghamshire, HP15 7LN

01494 715544 • hazlemere@timruss.co.uk • timruss.co.uk/



Particulars described on our website and in marketing materials are for indicative purposes only; their complete accuracy cannot be guaranteed. Details such as boundary lines, rights of way, or property condition should not be treated as fact. Interested parties are advised to consult their own surveyor, solicitor, or other professional before committing to any expenditure or legal obligations.

By law we must verify every seller and buyer for anti-money laundering purposes. Checks are carried out by our partners at Lifetime Legal for a non-refundable £65 (incl. VAT) fee, paid directly to them. For more information please visit our website.