



35 Friars Gardens, Hughenden Valley - HP14 4LT

Offers Over £800,000

 **TIM RUSS**
& Company

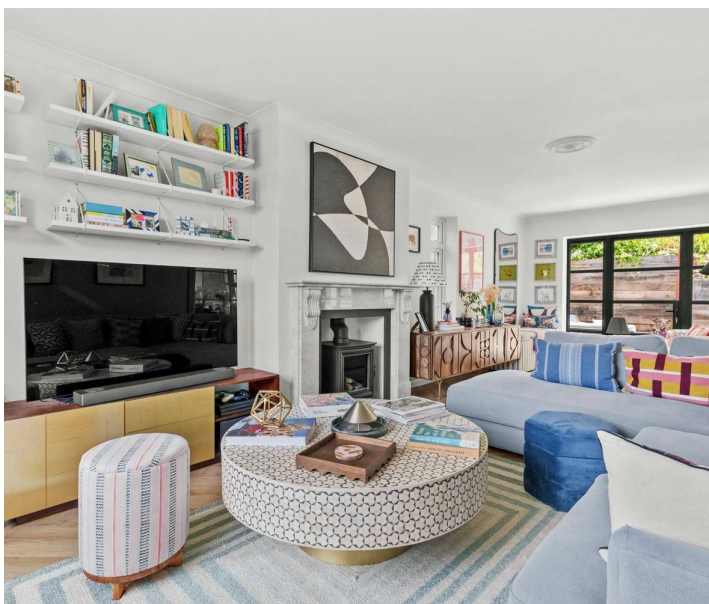


- Beautifully updated and reconfigured by the current owners to an exceptional finish throughout that must be viewed to be appreciated, is this detached family home
- Popular village location, with far reaching views to the front & gardens backing onto woodland, walking distance to village schools, a short drive to High Wycombe town centre & railway station

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 / EPC Rating: E

Tenure: Freehold

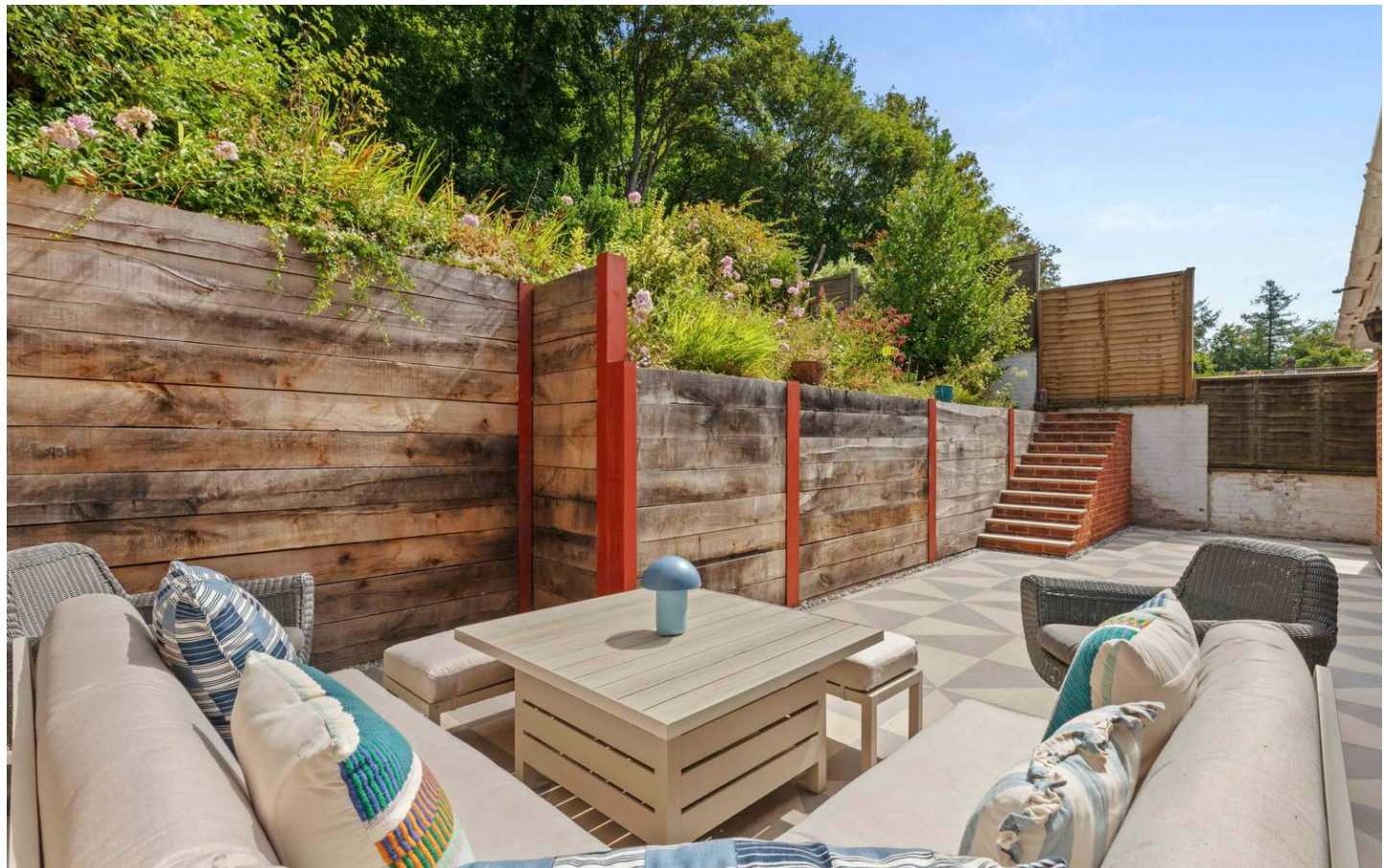


Situated in this popular village location, the property enjoys far-reaching views to the front and gardens that back directly onto woodland. It is within walking distance to the highly regarded village school, country pub, community run shop and café and a short drive to High Wycombe town centre and railway station.

The impressive entrance hall sets the tone, featuring a stylish downstairs WC and a utility room with bespoke cupboards, which leads via a pocket door to a versatile study. At the heart of the home is a stunning, bright and spacious kitchen/breakfast/dining room, designed in an eclectic style with a central island, built-in appliances and two sets of doors opening onto the patio. The triple aspect sitting room measures an impressive 25ft by 11ft5 and boasts an ultra-luxury panoramic gas stove as its centrepiece.

The principal bedroom suite features a built-in dressing area and a luxury ensuite with a rainfall shower. Two further double bedrooms include fitted cupboards, while the fourth bedroom provides access to a loft room currently used as a cinema room. A stylish family bathroom completes the internal accommodation.

The outside space is equally impressive, with a newly laid patio to the rear and steps rising from the patio to an area of lawn and further decked area to enjoy the sun at different times of the day, all while taking in the beautiful countryside views and the peaceful backdrop of the adjoining woodland. The gardens have been thoughtfully landscaped to maximise both privacy and enjoyment of the setting. To the front of the property, there is private driveway parking.





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Approximate Gross Internal Area
 Ground Floor = 81.2 sq m / 874 sq ft
 First Floor = 69.2 sq m / 745 sq ft
 Loft = 11.3 sq m / 122 sq ft
 Total = 161.7 sq m / 1741 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.



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