



Estate Agents  
**Hurst**

Andelain, Warrendene Road, Hughenden Valley, Buckinghamshire, HP14 4LY  
Offers In Excess Of £700,000

# Andelain, Warrendene Road, Hughenden Valley, Buckinghamshire, HP14 4LY

Offered to the market in excellent condition throughout is this bright and spacious three/four bedroom detached family home, set within a generous plot and surrounded by beautiful open countryside in the highly sought after village of Hughenden Valley. Nestled within the Chilterns Area of Outstanding Natural Beauty, Hughenden Valley is a charming and well connected village benefiting from a community village shop & café, local pub (The Harrow), pharmacy, GP surgery and local primary school, with further schooling options in Great Kingshill, Naphill and High Wycombe, including highly regarded grammar schools.

The area is ideal for outdoor enthusiasts, with Hughenden Park, the National Trust Hughenden Manor estate and extensive countryside walks all within easy reach, while High Wycombe town centre and railway station provide excellent shopping, dining and fast connections to London Marylebone (in less than 30 minutes).

The accommodation is both versatile and well proportioned, comprising an entrance porch, a large sitting room open plan to a stunning conservatory enjoying views over the south-east facing rear garden, a separate dining room, office/study, modern fitted kitchen and a ground floor shower room which has been recently refurbished. The principal bedroom is located on the ground floor and features a dressing area with bespoke fitted wardrobes. To the first floor are three further double bedrooms and a newly fitted family bathroom.

Outside, the property benefits from a generous south-east facing enclosed rear garden, driveway parking with an EV charging point, solar panels with battery storage, gas central heating and UPVC double glazing. This is a rare opportunity to acquire a substantial family home in a desirable semi-rural village setting, combining countryside living with excellent local amenities and commuter links.



## DETACHED FAMILY HOME

HIGHLY SOUGHT AFTER VILLAGE LOCATION

SURROUNDED BY OPEN COUNTRYSIDE

IMMACULATE CONDITION THROUGHOUT

NEWLY REFURBISHED SHOWER ROOM & BATHROOM

MODERN FITTED KITCHEN

STUNNING CONSERVATORY OVERLOOKING  
GARDEN

CLOSE TO AMENITIES & SCHOOLS

DRIVEWAY WITH EV CHARGER

SOLAR PANELS WITH BATTERY STORAGE







### Andelain, Warrendene Road

Approximate Gross Internal Area  
 Ground Floor = 1229 sq ft / 14.2 sq m  
 First Floor = 763 sq ft / 70.9 sq m (Including Eaves)  
 Total = 1992 sq ft / 185.1 sq m



Floor Plan produced for Hursts 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.



The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

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