

£800,000 *Freehold*



A substantial and beautifully maintained, five-bedroom detached family residence, offering over three floors of versatile living space, three reception rooms, and a wonderfully private south-west facing garden. Nestled within an Area of Outstanding Natural Beauty, this impressive home enjoys the perfect balance of idyllic village living and excellent connectivity. Situated in the highly sought-after village of Hughenden Valley, the property falls within the catchment for a number of outstanding schools, including the renowned Royal Grammar School, Wycombe High School, and Holmer Green Senior School, while the village's highly regarded primary school is just a short walk away. Constructed in the 1970s and lovingly cared for by the current owners, the property offers generous proportions throughout, making it an ideal home for growing families seeking both space and flexibility. The accommodation comprises a welcoming entrance hall, guest cloakroom, spacious kitchen/breakfast room, an impressive sitting room with French doors opening onto the garden, a formal dining room, and an additional family room. The first floor

- **FOUR BEDROOM DETACHED FAMILY HOME**
- **OVER 2000 SQ FT OF ACCOMMODATION**
- **GUEST CLOAKROOM**
- **GOOD ACCESS TO LOCAL SCHOOLS**
- **GAS CENTRAL HEATING AND DOUBLE GLAZING**
- **GARAGE & DRIVEWAY PARKING**
- **VERY SECLUDED REAR GARDEN**
- **CENTRAL VILLAGE LOCATION**
- **10 MINUTES DRIVE OF HIGH WYCOMBE STATION**
- **INTERNAL VIEWING ADVISED**



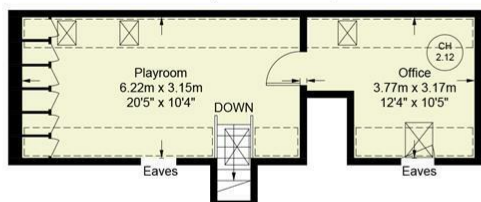
16 Friars Gardens, Hughenden Valley, Buckinghamshire, HP14 4LT

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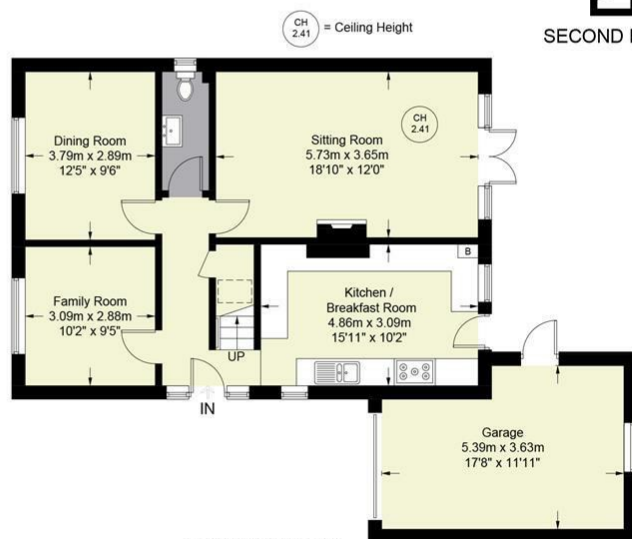
Friars Gardens

Approximate Gross Internal Area
 Ground Floor = 765 sq ft / 71.1 sq m
 First Floor = 761 sq ft / 70.7 sq m
 Second Floor = 330 sq ft / 30.7 sq m
 Garage = 194 sq ft / 18 sq m
 Total = 2050 sq ft / 190.5 sq m

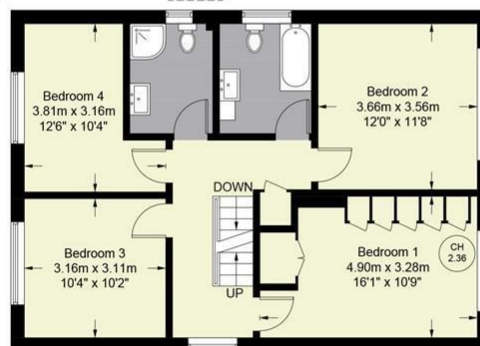


SECOND FLOOR

= Reduced headroom below 1.5m / 5'0"



GROUND FLOOR



FIRST FLOOR



Floor Plan produced for Hursts 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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