

Hurst Estate Agents

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

£775,000



A substantial and beautifully maintained, four-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 provides four well-proportioned bedrooms, a family bathroom, and a separate shower room, while the second floor offers a further double bedroom alongside a home office, creating the perfect space for remote working, hobbies, or

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

Outside, the property continues to impress. The secluded rear garden enjoys a highly desirable south-west aspect, providing the perfect setting for entertaining and relaxing in the sunshine.

A generous patio spans the width of the house and leads onto a substantial lawn, all surrounded by mature planting that enhances the sense of privacy.

Further benefits include gas central heating, double glazing, a spacious garage, and a driveway providing off-road parking for three to four vehicles.

With a charming village pub, local shops, and plenty of beautiful countryside walks.

























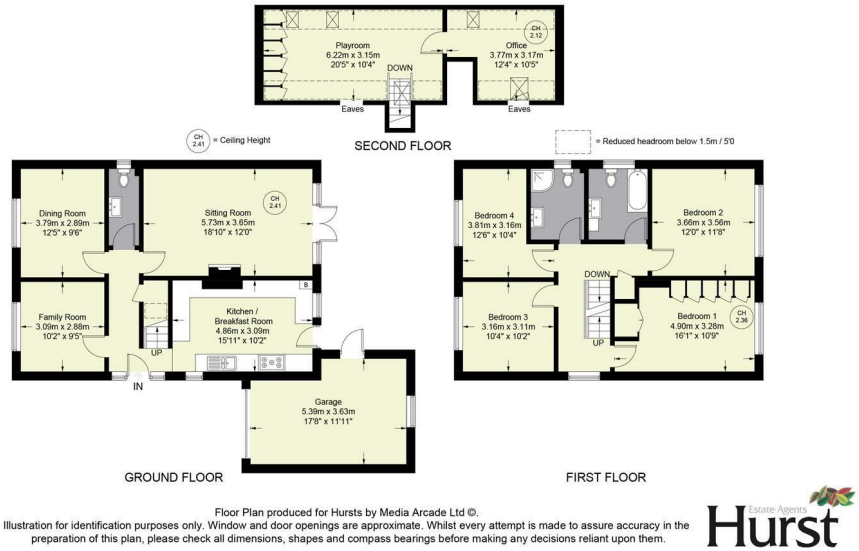




Friars Gardens

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

EPC: 67



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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1 Crendon Street, High Wycombe, Bucks, HP13 6LE
Tel: 01494 521234 Fax: 01494 523392 Email: wyc@hursts.co.uk Web: www.hursts.co.uk