



Estate Agents
Hurst

Catmint Cottage, Cryers Hill Lane, Cryers Hill, Buckinghamshire, HP15 6AA
£700,000

Catmint Cottage, Cryers Hill Lane, Cryers Hill, Buckinghamshire, HP15 6AA

Offered to the market in excellent condition throughout is this bright and spacious four bedroom semi detached family home, enjoying a delightful semi rural setting surrounded by open countryside and benefitting from far reaching views across neighbouring fields. Situated in the much admired village of Cryers Hill, the property is ideally positioned for families, being within walking distance of highly regarded local schools including Great Kingshill C of E Combined School (approximately 470 yards away), Widmer End Community Combined School and Cedar Park School. The location offers the perfect balance between countryside living and convenience, with High Wycombe town centre nearby and excellent commuter links via High Wycombe railway station, providing direct services to London Marylebone, together with easy access to the M40 motorway (Junction 4).

This wonderful family home offers spacious and versatile accommodation comprising; entrance lobby, generous living room, guest cloakroom, family room/snug, modern fitted kitchen, dining room, workshop and a substantial art studio/home office, ideal for those working from home. To the first floor are four well proportioned bedrooms and a large four piece family bathroom suite.

Externally, the property boasts a beautifully maintained, enclosed and secluded rear garden, enjoying a high degree of privacy and featuring a summer house/garden room. To the front, a gated driveway provides ample off road parking for numerous vehicles, together with useful external storage including a timber log store. This is a superb opportunity to acquire a spacious family home in a picturesque Chiltern village setting, offering countryside walks on the doorstep whilst remaining exceptionally well connected to local amenities and London commuting routes.

HIGHLY SOUGHT AFTER VILLAGE LOCATION
WONDERFUL FOUR BEDROOM FAMILY HOME
CLOSE PROXIMITY TO SCHOOLS
AMPLE GATED DRIVEWAY PARKING
BEAUTIFUL SECLUDED REAR GARDEN
DETACHED GARDEN SUMMER ROOM
GUEST CLOAKROOM
WORKSHOP & ART STUDIO/HOME OFFICE
SPACE
STUNNING VIEWS ACROSS OPEN FIELDS
GAS CENTRAL HEATING







Catmint Cottage, Cryers Hill Lane

Approximate Gross Internal Area
 Ground Floor = 594 sq ft / 55.2 sq m
 First Floor = 591 sq ft / 54.9 sq m
 Outbuildings = 515 sq ft / 47.9 sq m
 Total = 1700 sq ft / 158.0 sq m
 (Excluding Covered Storage Area)



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.



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.

1 Crendon Street, High Wycombe, Bucks, HP13 6LE

Tel: 01494 521234 Fax: 01494 523392 Email: wyc@hursts.co.uk Web: www.hursts.co.uk