



1 Orchard Close, Hughenden Valley, Buckinghamshire HP14 4PR



*A deceptively spacious 5 bedroom chalet style bungalow situated in one of Hughenden Valley's premier roads, offering flexible family accommodation close to local amenities, excellent transport links and outstanding schooling.*

Entrance Hall | Sitting Room | Dining Room | Kitchen / Diner | Utility Room | Study | Master Bedroom with En-suite | Further downstairs Bedroom | Family Bathroom with bath | 3 further bedrooms upstairs | Garage | Large Rear Garden | Driveway Parking

This charming bungalow has been a much-loved family home, but it is time for the current owner to move on. It offers over 2000 sq ft of flexible accommodation over two floors and a great deal of potential. It is situated on a large corner plot in the sought after cul-de-sac of Orchard Close, very close to the highly regarded Hughenden Primary School. Whilst in a very good condition, it would now benefit from some modernisation.

Entering the property, the lounge and dining room are situated on the left with a front aspect, separated by glass doors. Following the hallway round you pass a family bathroom with bath and the master bedroom with en-suite shower room. To the rear of the property there is a further bedroom and a smaller room currently used as a study with doors onto the rear garden. Adjacent lies a large kitchen/breakfast room with a range of base and wall units and ample room for larger appliances and table with chairs. An archway leads to a large utility area with sink and plumbing for a washing machine and a door leading to a storage area to the rear of the garage. From this area you can access the rear garden and double length garage which, being integral, could easily be incorporated into the main residence.

Stairs from the hallway lead to three bedrooms set in the eaves on the first floor, configured as one large double and two singles. These could easily be converted to a master bedroom suite incorporating en-suite and dressing room.

To the rear of the property there is a large garden with patio situated adjacent to the house. There are areas laid to lawn with mature shrubs. In the front there is a wraparound area laid to lawn and driveway parking for at least three vehicles and access to the garage.

**PRICE ..... £750,000 ..... Freehold**





## AMENITIES

This highly regarded village is nestled in the Chiltern Hills surrounded by wonderful countryside with its famed Beech woodland. The village provides good local amenities including a pre-school and an excellent primary school. Other facilities include a classic Chiltern brick and flint public house (The Harrow), a well-stocked community shop, a regular bus service, a builders' merchant, an active village hall and adjoining playing fields, plus a Doctors' surgery. For a more comprehensive range of facilities including a new shopping complex and a theatre, the town of High Wycombe lies approximately 3 miles away, where the commuter can join the M40 motorway (junction 4) and then the M25 network, or the Chiltern railway to London (Marylebone). The property also lies approximately 1½ miles from the historic Hughenden Manor, the former residence of Benjamin Disraeli which is owned and run by The National Trust.



## SCHOOL CATCHMENT (2020/21)

Hughenden Primary School  
Boys' Grammar; The Royal Grammar School;  
John Hampden  
Girls' Grammar; Wycombe High School  
Upper/All Ability; Holmer Green Senior School  
or Sir William Ramsey School  
**(We advise checking with the individual school for accuracy and availability)**



## ADDITIONAL INFORMATION

Council Tax Band F / EPC Band E

## DIRECTIONS

From our Naphill office follow Main Road towards Hughenden Valley. At the bottom of Coombe Hill, turn left into Valley Road and after about 0.5 of a mile turn left into Orchard Close where No. 1 can be found immediately on the right hand side.

*Whilst we endeavour to make our sales details accurate and reliable, they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*

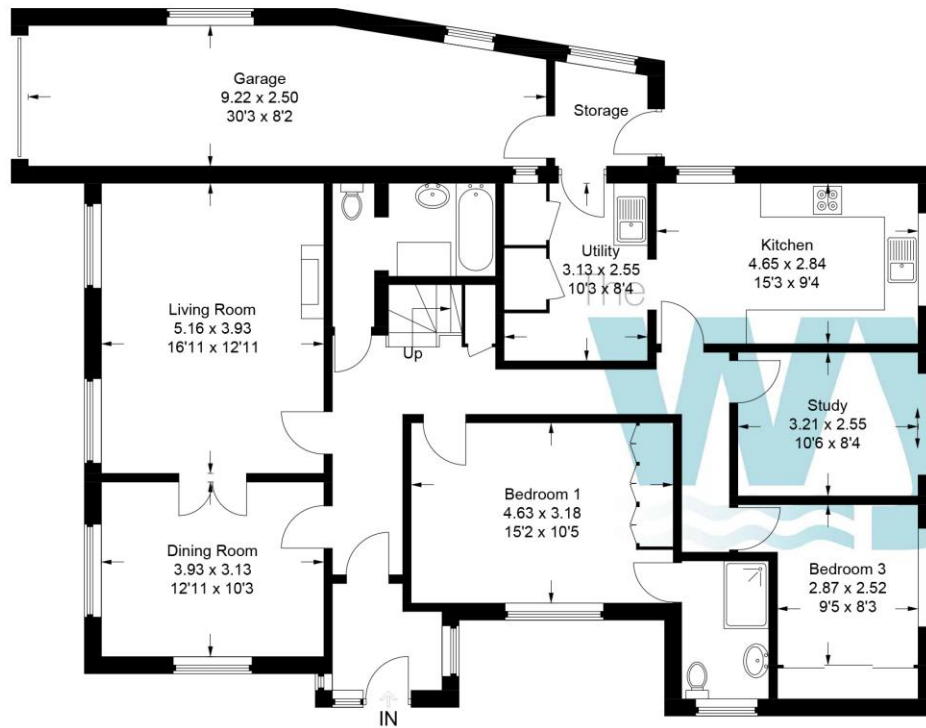




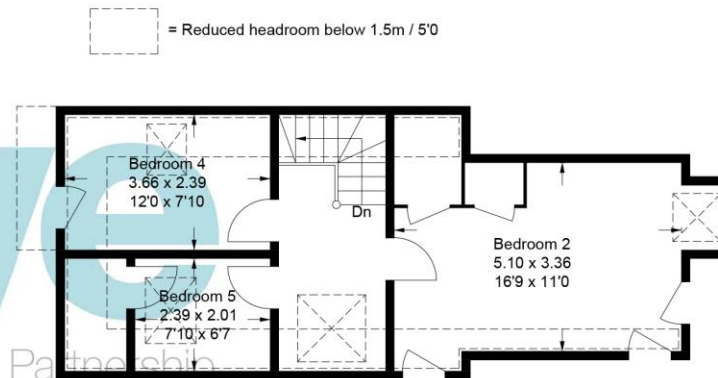


## 1 Orchard Close

Approximate Gross Internal Area  
 Ground Floor = 150.5 sq m / 1,620 sq ft  
 First Floor = 46.1 sq m / 496 sq ft  
 Total = 196.6 sq m / 2,116 sq ft  
 (Including Garage)



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.