



Woodstock Barn, Hughenden Valley, Buckinghamshire, HP14 4LQ

This three bedroom detached bungalow is located in an idyllic setting by ancient woodlands, in an Area of Outstanding Natural Beauty. It benefits from being near to good village amenities, a regular bus service to the nearby town of High Wycombe and is offered with no onward chain.

Sitting room | Kitchen/breakfast room | Two double bedrooms | Third bedroom | Single garage / workshop | Carport | Driveway parking | Large South/West facing rear garden | No onward chain

The bungalow has been in the same family since it was constructed in 1963 and would benefit from modernisation and renovation. It has a large south facing rear garden.

The central hallway leads to the dual aspect sitting room which retains its lovely original parquet flooring and fireplace. It overlooks the large south facing rear garden which is accessed by a French door which opens out onto the patio. There is a kitchen/breakfast room with space for a cooker and washing machine.

The principle bedroom benefits from garden views and has built in wardrobes. There are 2 further bedrooms which also have built in cupboards and a family bathroom with a separate toilet.

The large secluded rear garden is laid mainly to lawn with mature shrubs and has a sunny patio area. There is a single garage with workshop, carport and driveway parking for several vehicles.

Buckinghamshire Council has granted permission to replace the bungalow with a detached replacement property with integral garage and creation of 3 parking spaces plus one car charging point - Planning reference number PL/21/05518/FUL

Guide Price £725,000 *Freehold*



LOCATION

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.



DIRECTIONS

From our Naphill office follow Main Road towards Hughenden Valley. At the bottom of Coombe Hill turn left and immediately right into Boss Lane. The property is located about 200 yards along on the right hand side and indicated by our Wye Partnership sales board.



School Catchment

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 E | EPC Band E

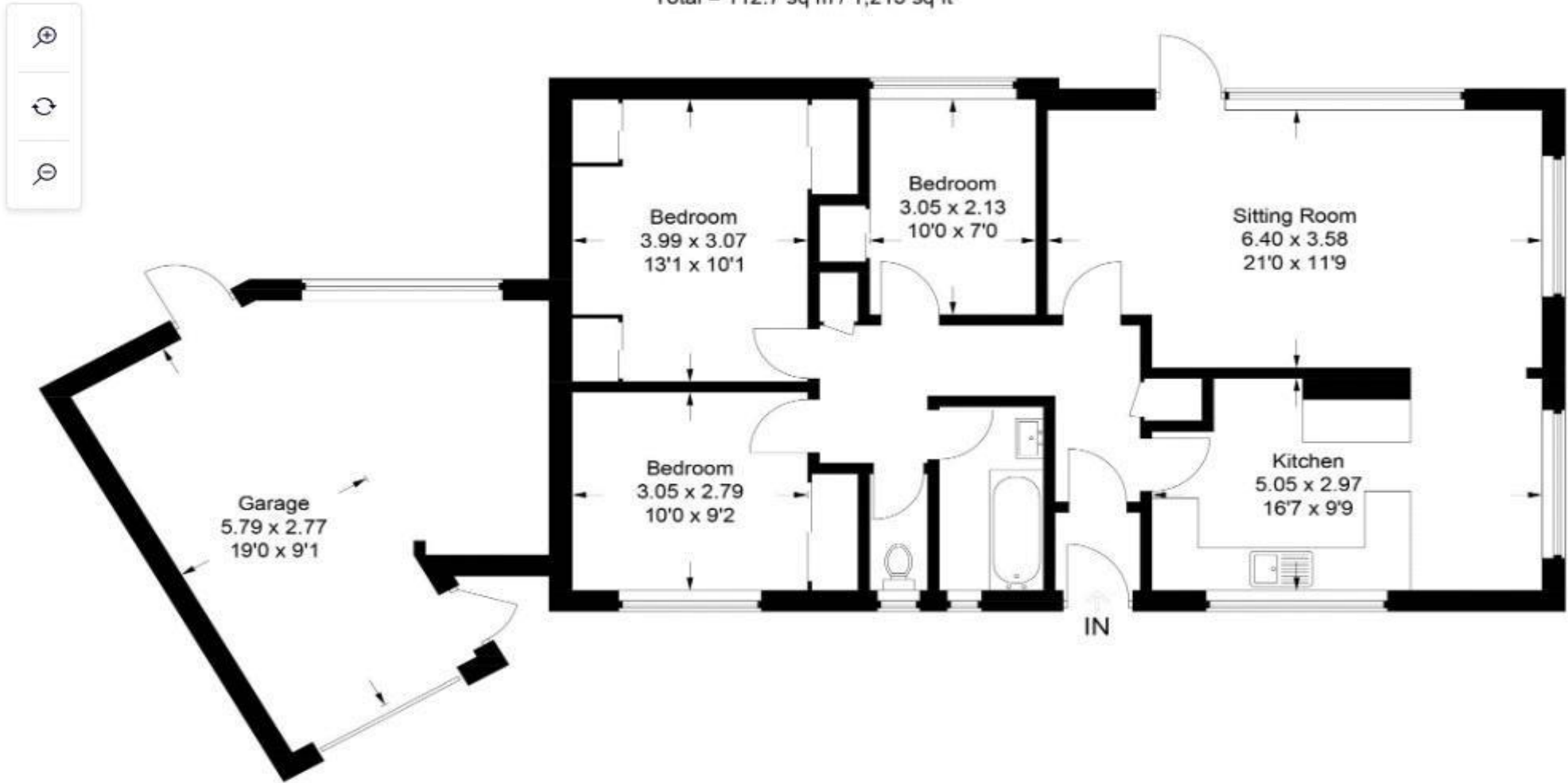
MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.



Approximate Gross Internal Area
Ground Floor = 86.5 sq m / 931 sq ft
Garage = 26.2 sq m / 282 sq ft
Total = 112.7 sq m / 1,213 sq ft



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.

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The **wye** Partnership