



**Le Chalet, School Close, Cryers Hill, Buckinghamshire, HP15 6JX**

*A well-proportioned, three bedroom, detached, chalet bungalow on a generous plot convenient for the local primary school and village facilities. The house has been well-maintained by the current owners but would now benefit from some general updating and modernisation and also has scope (STPP) for further alteration and enlargement. No Onward Chain*

Entrance hall | Living room | Dining room | Kitchen | Family bathroom | Three bedrooms | Additional office/Eaves space (with restricted headroom) | Garage

Le Chalet originally started life as a standard, two-bedroom bungalow. When the current owners purchased the property the loft had been converted to create the two upstairs bedrooms and subsequently the vendors put on a side, kitchen extension and extended the loft (See below).

On entering the property there is a double aspect bedroom/study to the front and the main bedroom, with built in wardrobes and window overlooking the garden, behind.

The sitting room runs across the back of the house and has sliding patio doors opening to the garden and a further window to ensure the room is always light bright and airy. An open tread staircase with wrought iron banisters is tucked away at the end of the room and gives access to the first floor bedrooms.

The family bathroom is opposite and is fitted with a serviceable, coloured suite comprising of bath (with shower over and glass screen), basin and W.C. A frosted window opens to the front.

The front aspect dining room opens through into the kitchen extension which is double aspect with windows to the front and a single door down some steps to the garden, at the rear. The kitchen is fitted with a comprehensive range of white kitchen units with a freestanding cooker, space for an under-counter fridge, space and plumbing for a washing machine and a nearly new floor mounted gas boiler.

Upstairs, there are two bedrooms, both with eaves storage, plus (off the larger bedroom) access into a substantial loft/office space. Headroom is restricted but it seems feasible to add another dormer to create a generous bedroom (STPP).

The house sits on a plot approximately 150' x 100' (maximum) with the house being tucked into a corner which leaves a substantial rear garden and access to one of the house. The garden is bounded on the north side with light woodland and to the west with open farmland. The garden is laid mainly to lawn with mature shrubs and trees. To the front there is a level parking area, an area of lawn and a driveway down to the detached garage.

**Price... £650,000 Freehold**



## LOCATION

Cryers Hill is a village situated close to the residential areas of Great Kingshill, Hughenden Valley and Widmer End. Hazlemere is only 1 mile to the south east. Local services include a village store / post office, public house and Great Kingshill Combined School all within a few minutes' walk. The village is currently in the catchment for excellent schools in both the public and private sector. The nearby town of High Wycombe offers extensive shopping and leisure facilities. The M40 Motorway is within 10/15 minutes' drive at Junctions 3, 4 & 5 providing easy access to the M25 at Junction 16. The nearest railway station is High Wycombe with a fastest journey time of only 27 minutes into London Marylebone. Great Missenden station is also close by with rail links into central London.

## DIRECTIONS

From our office in Prestwood follow the Wycombe Road towards Great Kingshill and High Wycombe. Pass through Great Kingshill and continue on until reaching Cryers Hill, take the left turning into Four Ashes Road and the first right into School Close where the house can be found almost straight ahead of you.

## School Catchments 2024/25

Infant/ Junior School: Great Kingshill C. of E. Combined school  
Boys' Grammar; The Royal Grammar School, John Hampden  
Girls' Grammar; Wycombe High and Beaconsfield High School  
Upper/All Ability; Sir William Ramsey and Holmer Green Senior School  
(We advise checking with the individual school for accuracy and availability)

## Additional Information

Council Tax Band E  
EPC band D

## MORTGAGE

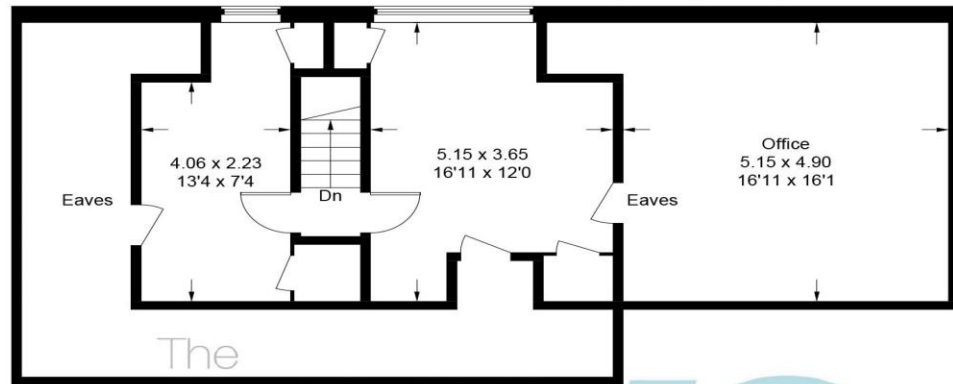
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

*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.*

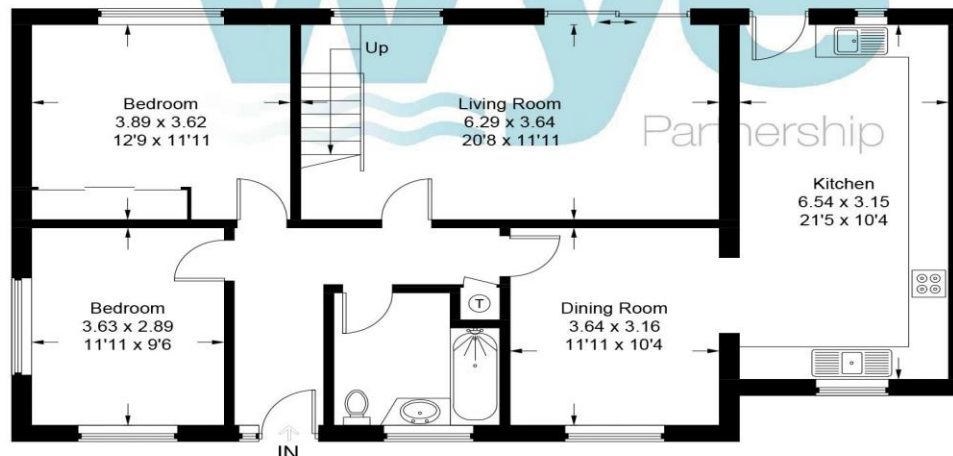


# le Chalet

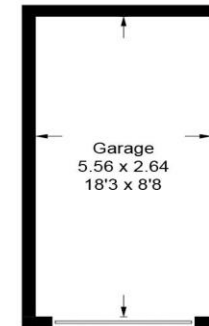
Approximate Gross Internal Area  
Ground Floor = 99.8 sq m / 1,074 sq ft  
First Floor = 84.3 sq m / 932 sq ft  
(Including Eaves / Office)  
Garage = 14.7 sq m / 158 sq ft  
Total = 201.1 sq m / 2,164 sq ft



**First Floor**



**Ground Floor**



(Not Shown In Actual Location / Orientation)

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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