



Meadowsweet, Cryers Hill, Buckinghamshire, HP15 6JR

An extended, five bedroom, detached home in an elevated position, backing onto open farmland yet convenient for access into High Wycombe for shops and transport links.

Porch | Reception hall | Cloakroom | Sitting room | Family room | Dining room | Kitchen | Utility | Principle bedroom suite with dressing room and en-suite bathroom | Guest/ Bedroom 2 with en-suite shower room | Three further bedrooms | Family bathroom | Double width garage and driveway | Gardens backing onto farmland

The property is approached via a private driveway leading to just four properties in an elevated position and set back from Cryers Hill.

A porch leads into a spacious hallway laid with warm-toned, timber-strip, flooring. Rooms on the top floor have lovely views across the valley and hillsides around the property. The front aspect sitting room is to the left and features an open fire with grate. Double doors lead into a double aspect family room/study with doors out to the garden. There is a cloakroom at the far end of the hall and, to the right, an impressive square formal dining room laid with dark, wood strip, flooring which overlooks the front. A door from the dining room leads into the kitchen which is fitted with a range of white gloss units and quartz work surfaces. The kitchen is well equipped with an integrated double oven, integrated microwave and warming drawer plus integrated fridge and gas hob. A door at the end of the kitchen opens up into a large utility room fitted with matching units, a butler sink and space and plumbing for a washing machine, dishwasher and space for a tumble drier. A further door leads into the integral double garage.

Stairs from the hallway lead to a split landing; to the left is a guest suite with double aspect bedroom and ensuite shower room. The staircase on the right leads to the family bathroom and four further bedrooms. The master bedroom suite is a particularly fine feature of the property having a well proportioned dressing room that is fitted with built in wardrobes and with ample space for a small settee and dressing table. A door from the dressing room leads into the ensuite bathroom and a second door leads to the bedroom. The bedroom is above the garage with dormer windows to the front and doors opening out onto a balcony that overlooks the back garden and fields beyond.

Outside, there is parking in front of the garage and mature gardens to one side. At the rear the gardens slope upwards from a patio with mature gardens incorporating shrub and flowerbeds and backing onto fields.

Price... £975,000 *Freehold*



LOCATION

The property is located within the well regarded Cryers Hill area, with large expanses of delightful open countryside on the doorstep. The popular Great Kingshill School is just a short walk away and Cryers Hill is in the catchment for the excellent local Grammar Schools. There is a local convenience store/post office a short walk away and a more extensive range of shops in near-by Hazlemere or High Wycombe Shopping Centre. Buses connecting to High Wycombe (3 miles) and Great Missenden (3.5 miles) pass close by and both towns provide London trains, the former a 25 minute service to Marylebone. Two M40 access points are 10/15 minutes' drive from the house.

DIRECTIONS

From the Prestwood Wye Country office take the Wycombe Road towards Great Kingshill. Continue along the road through Great Kingshill and on to Cryers Hill. Towards the bottom on the right hand side identified by a Wye 'For Sale' board, next to a driveway on the right (which serves 3 properties) and the property is the second property.

Additional Information

Council tax band G
EPC band D

School Catchment

Great Kingshill 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)

MORTGAGE

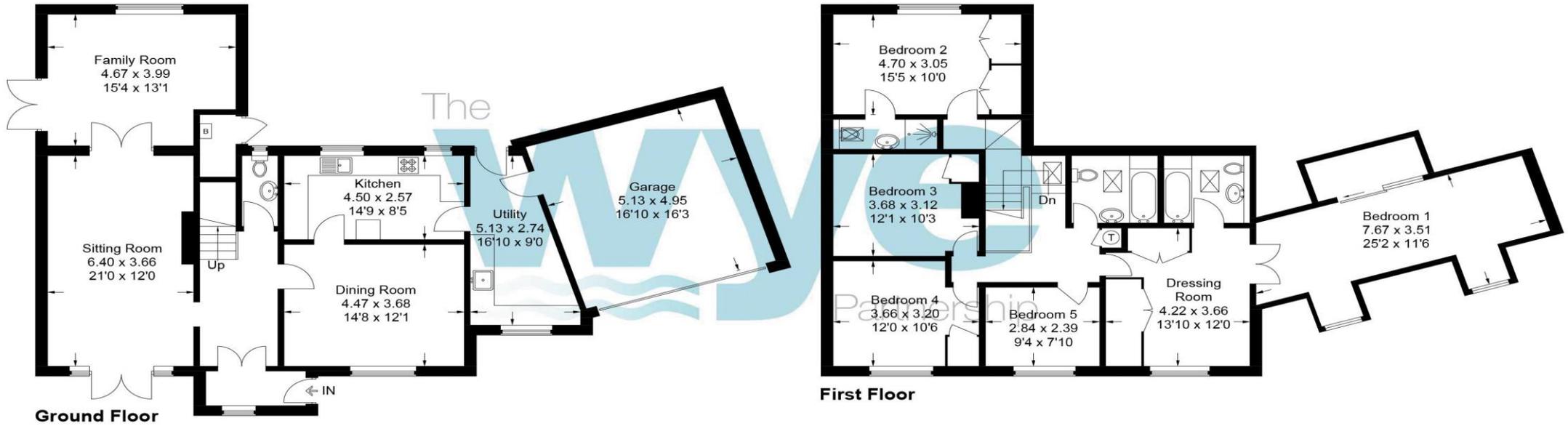
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.



Meadowsweet

Approximate Gross Internal Area
Ground Floor = 128.8 sq m / 1,386 sq ft
First Floor = 111.0 sq m / 1,195 sq ft
Total = 239.8 sq m / 2,581 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