



Amaryllis, Valley Road, Hughenden Valley, Buckinghamshire, HP14 4PP



*A 1930s, three-bedroom, detached, family home located in an Area of Outstanding Natural Beauty, convenient for local amenities, transport links and outstanding schools. Although clean and tidy the property would now benefit from some updating and possibly extension (STPP) to bring it to current standards and expectations. No Onward Chain.*

Sitting room | Dining room | Kitchen/breakfast room | Cloakroom |  
Two double bedrooms | Third bedroom | Family Bathroom | Garage |  
Driveway Parking | Large private rear garden

“Amaryllis” is a classic 1930s detached home with plenty of scope for updating and extending (STPP). The house sits on a good plot being set well back from the road and with a large, mature back garden.

The dual aspect sitting room is located to the front of the property and has a feature gas fire set within a stone fireplace.

The dining room is behind the sitting room with the kitchen running across the back. The layout lends itself to the creation of a large eat-in kitchen/family room leading onto the garden.

The current kitchen/breakfast room is dated but serviceable fitted with integrated gas hob and double oven with space for a dishwasher and fridge. There is also space for a kitchen table. The patio door provides access to the patio and garden beyond.

There is also a cloakroom tucked under the stairs.

Upstairs there are two double bedrooms, a single bedroom to the rear and the family bathroom to the front of the property.

The southerly aspect garden is laid mainly to lawn with mature shrubs. There is a garage and driveway parking for several vehicles.

**Price... £600,000** *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 Lane, turn left into Valley Road. Continue for 0.6 miles and the property can be found on the left as 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 F | EPC Band tba

## MORTGAGE

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

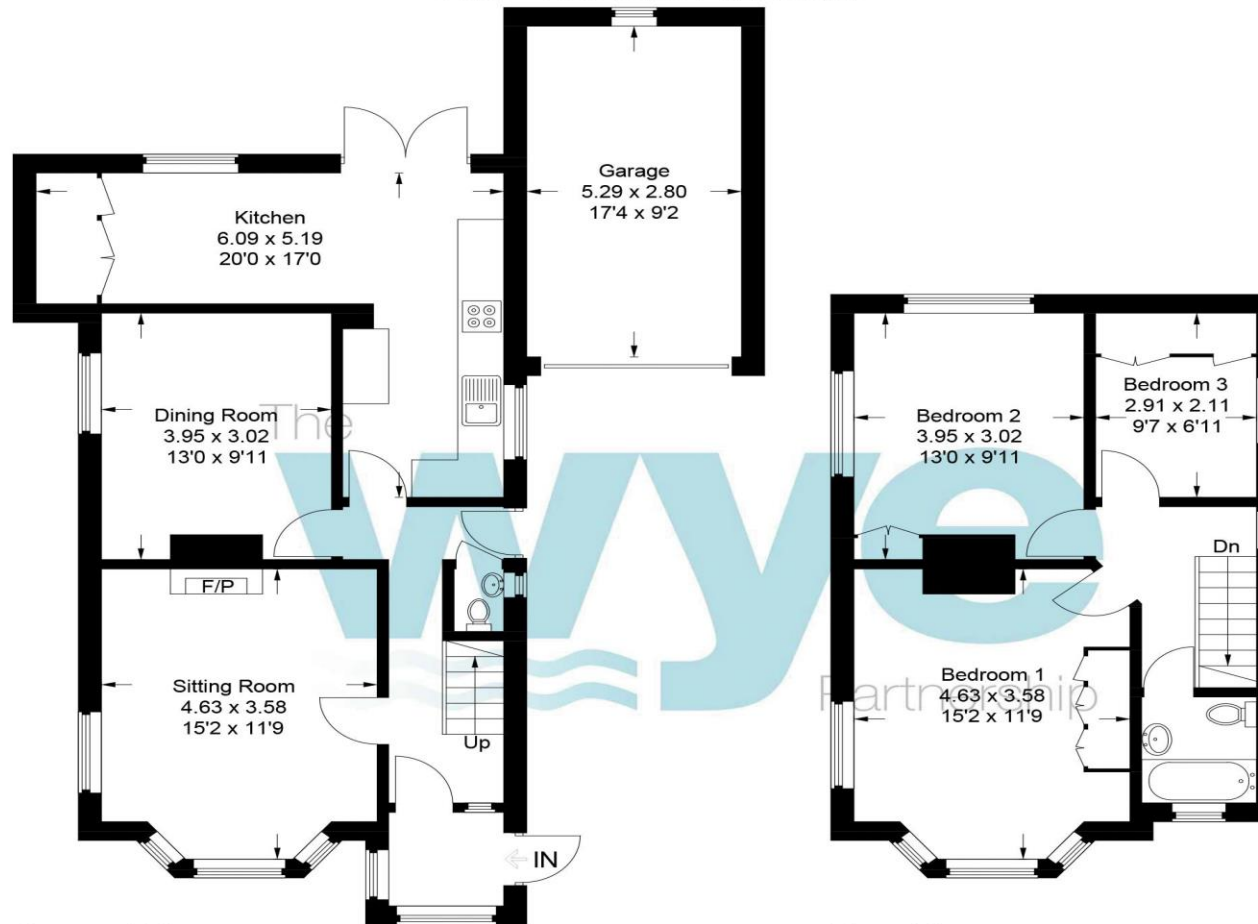
*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*





# Amaryllis

Approximate Gross Internal Area  
Ground Floor = 60 sq m / 646 sq ft  
First Floor = 43.4 sq m / 467 sq ft  
Garage = 14.8 sq m / 159 sq ft  
Total = 118.2 sq m / 1,272 sq ft



**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.

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