



10 Cherry Tree Close, Hughenden Valley, Buckinghamshire HP14 4LP



*A very spacious, detached, six bedroom family home situated in a quiet cul-de-sac in this popular Chiltern Village location close to local amenities and the stunning Chiltern Countryside. No onward chain.*

Entrance Hall | Cloakroom | Sitting Room | Dining Room | Family Room | Kitchen | Large Utility Room | Master Bedroom with En-suite | Four further double bedrooms | Office/Sixth bedroom | Family Bathroom | Double Garage | Rear Garden | Driveway parking for 6+ vehicles

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Situated at the end of a quiet cul-de-sac on the fringes of Hughenden Valley we are offering this spacious and very well-proportioned family house. Being in an Area of Outstanding Natural Beauty it boasts an abundance of beautiful country walks whilst offering good commuter links to High Wycombe and onwards to London. The village benefits from excellent local schooling, a local pub, village store and coffee shop. The property whilst in a good condition would benefit from some updating.

The flexible accommodation on the ground floor offers three large reception rooms, two of which are adjoining offering the possibility of knocking through. The front reception room has a dual aspect and feature fireplace for an open fire. There is a well-proportioned kitchen with a range of oak wall and base units and access to a large utility room with sink and plumbing for washing machine etc. Additionally, there is a downstairs WC off the hall.

The stairs from the hall lead to a galleried landing which allows access to all the bedrooms and family bathroom. The dual aspect master bedroom has an en-suite shower room and built in wardrobes and there are a further four good sized double bedrooms and a single that could be used as a study. The family bathroom has both a bath and a shower.

The rear garden which stretches the width of the house benefits from a small patio area, vegetable patch and outbuildings. The rear garden can be accessed from both the utility room and one of the reception rooms. The property benefits from a substantial double garage which can be accessed from the front of the property and a side door from the rear garden. The front driveway allows off street parking for at least six vehicles with a small area predominantly laid to lawn.

**PRICE ..... £810,000 ..... 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 C

## DIRECTIONS

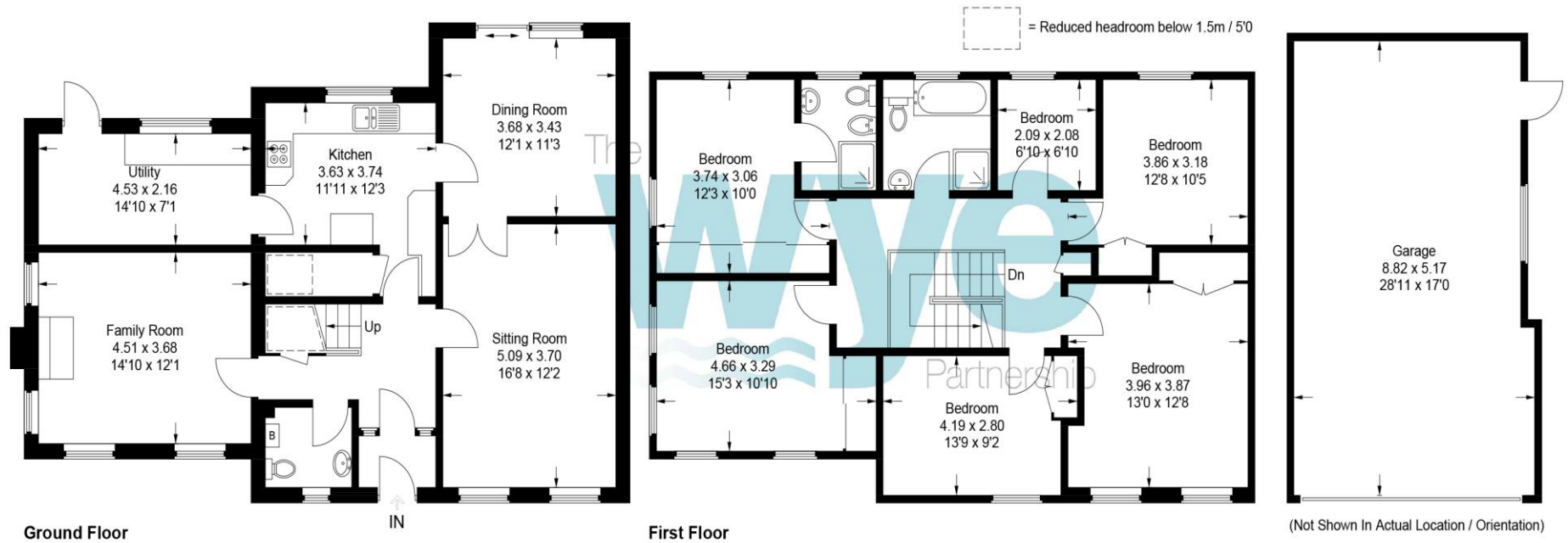
From our Naphill office follow Main Road towards Hughenden Valley. At the bottom of Coombe Hill, turn left into Valley Road and after about 2 miles turn left into Spring Valley Drive and first right into Cherry Tree Close where No. 10 is on the right as indicated by our Wye Partnership sales board.

*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.*

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## 10 Cherry Tree Close

Approximate Gross Internal Area  
Ground Floor = 90.0 sq m / 969 sq ft  
First Floor = 97.1 sq m / 1,045 sq ft  
Garage = 43.6 sq m / 469 sq ft  
Total = 230.7 sq m / 2,483 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.