



12 South Maundin Hughenden Valley Buckinghamshire HP14 4LZ

This attractive four bedroom detached home set in a much sought-after Chiltern Village location has easy access to country walks, good local amenities, excellent transport links and outstanding schooling. No onward chain.

Entrance hall | Living / dining room | Study / Family room | Kitchen | Utility room | Cloakroom | Two ensuite bedrooms | Two further bedrooms | Family bathroom | Garage and driveway

This well-portioned four bedroom family home offers flexible accommodation with a large living/dining room and a further reception room which could be used either as a snug, playroom or a study.

The bright reception room has a fireplace as its focal point and countryside views to the front. Two archways lead into the dining area from where you can access the kitchen and the garden via French doors. The kitchen is well-proportioned and fitted in a range of cream shaker style wall and base units with integral dishwasher, space for a range cooker and American style fridge/freezer. There is access into the rear garden from here. A utility room off the kitchen provides further storage and plumbing for a washing machine. There is a useful cloakroom off the hall.

Upstairs there are four double bedrooms. The master with ensuite shower is to the front of the property with lovely views over the countryside. Bedroom two also has rural views, an en-suite and built-in wardrobes. Bedrooms three and four are of a good size and have a rear aspect. There is a good size family bathroom with a statement claw foot bath with shower.

The rear garden backs onto the woods and is laid mainly to lawn with a patio area and shed. The driveway provides parking for two cars and allows side access to the rear garden.

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 0.5 of a mile turn right into Friars Gardens, take the first left and number 12 is on the right indicated by a Wye Partnership sales board.

PRICE £750,000 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 (2021/22)

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

MORTGAGE

Contact your local Wye Country 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.



12 South Maundin

Approximate Gross Internal Area
Ground Floor = 72.3 sq m / 778 sq ft
First Floor = 73.9 sq m / 795 sq ft
Garage = 12.4 sq m / 133 sq ft
Total = 158.6 sq m / 1,706 sq ft

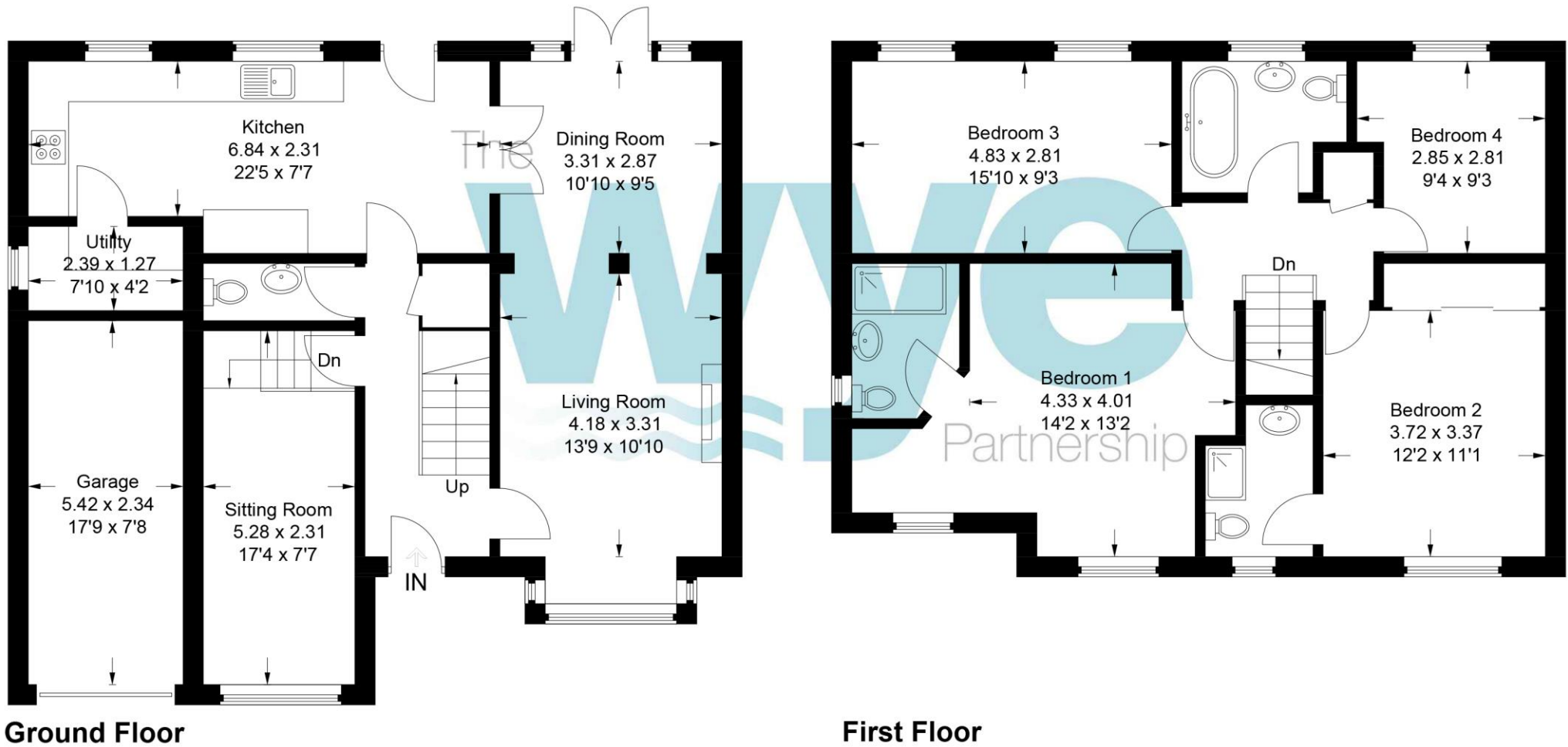
Wye Country

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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.