



4 Spring Rising Valley Road, Hughenden Valley - HP14 4LD

Offers Over £700,000

 **TIM RUSS**
& Company



- A beautifully presented four bedroom semi detached house, having undergone a full refurbishment and extension to include modern services and air conditioning
- Positioned in an ideal location adjoining playing fields, close to village shop, transport links and regarded schools
- The property has been re-wired and replumbed

Hughenden Valley provides an ideal setting for raising a family with particularly good recreational, cultural, and educational opportunities. The AONB status of the Chiltern Hills provides attractive local countryside on the doorstep with many footpaths, cycle rides and walks. Within the village there is a combined infant/middle school, local store and a combined surgery and pharmacy. School choice is extensive to include a range of secondary schools many of which are highly rated notably the Royal Grammar school (boys), also John Hampden (boys) and Wycombe High School (girls). There is a bus stop about five minutes' walk from the property. Access to London is excellent with two main line stations and the Underground within easy reach. The M40 provides quick access both to the east as well as to Oxford and points north. The M4 is about twelve miles south providing access to the west, Heathrow and the M25 network.



Council Tax band: D

Tenure: Freehold

EPC Rating: C



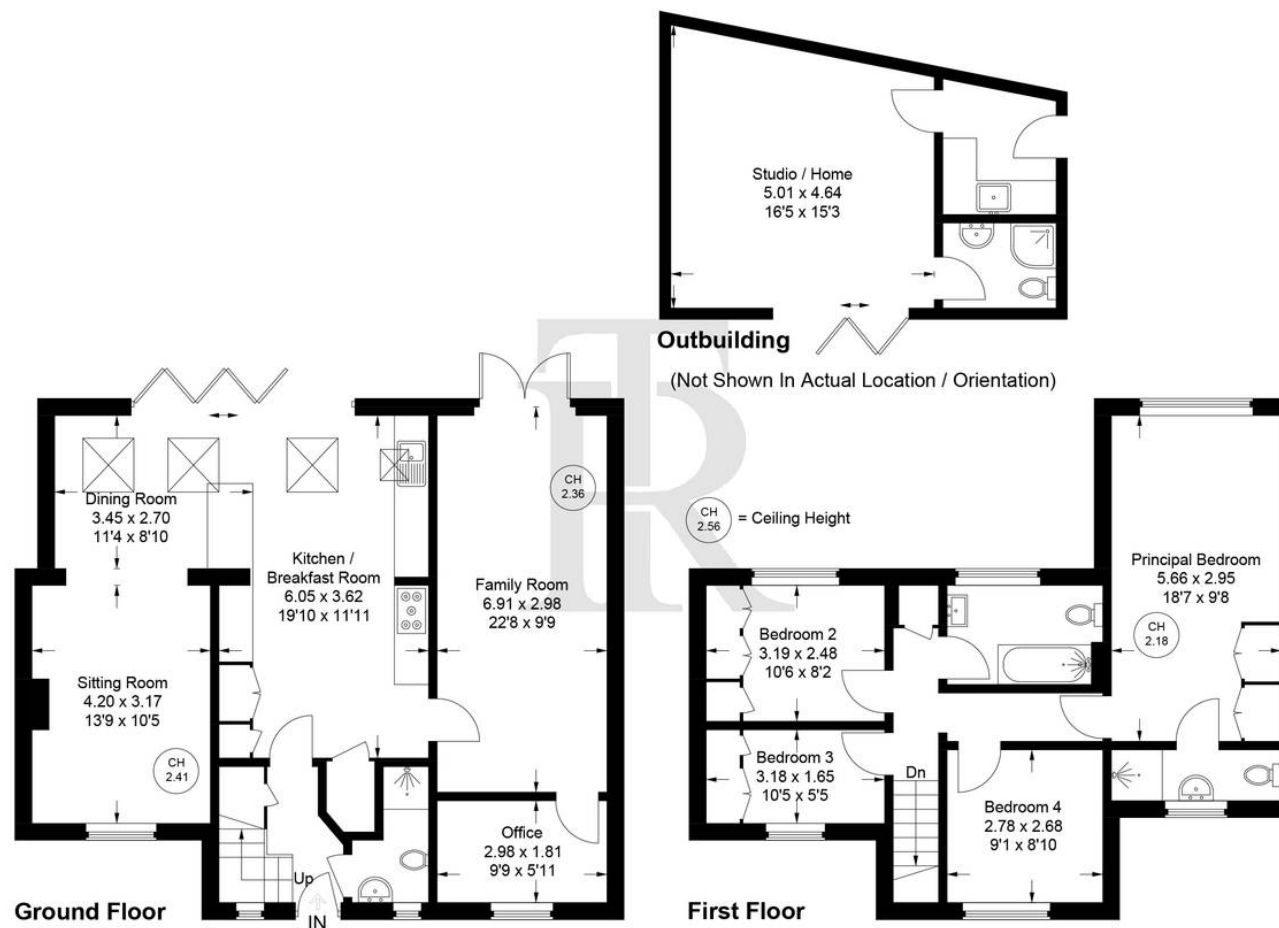
This beautifully presented four bedroom semi detached house offers an exceptional standard of modern living, having undergone a comprehensive refurbishment and thoughtful extension to incorporate contemporary services and air conditioning throughout. Positioned in an enviable location adjoining open playing fields and conveniently close to the village shop, transport links, and highly regarded schools.

Upon entering, a welcoming entrance hall provides access to a stylish downstairs cloakroom with shower and practical storage solutions. The heart of the home is a free-flowing, contemporary kitchen, breakfast, and dining room, featuring quality integrated appliances, Velux windows, and bi-fold doors. The sitting room is enhanced by a feature wood burning stove. A generous 22ft family room provides flexible living options, with patio doors and a separate home office.

Upstairs, the 18ft principal bedroom benefits from built-in wardrobes and a sleek ensuite shower room, while three further bedrooms (two with fitted wardrobes) are serviced by a luxurious family bathroom. The property further boasts a fantastic, landscaped west-facing rear garden with a patio area and level lawn, leading to an impressive studio that includes air conditioning, a kitchenette, and an ensuite shower room, ideal for guests, hobbies, or a tranquil workspace.

Additional features include extensive driveway parking with an EV charging point, as well as the reassurance of recent re-wiring and re-plumbing.





4 Spring Rising, Valley Road, HP14 4LD

Approximate Gross Internal Area
 Ground Floor = 82.4 sq m / 887 sq ft
 First Floor = 55.5 sq m / 597 sq ft
 Outbuilding = 29.4 sq m / 316 sq ft
 Total = 167.3 sq m / 1800 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Tim Russ and Company

5 Penn Road, Hazlemere, Buckinghamshire, HP15 7LN

01494 715544 • hazlemere@timruss.co.uk • timruss.co.uk/

By law we must verify every seller and buyer for anti-money laundering purposes.
 Checks are carried out by our partners at Lifetime Legal for a non-refundable £65 (incl. VAT) fee, paid directly to them.
 For more information please visit our website.



Particulars described on our website and in marketing materials are for indicative purposes only; their complete accuracy cannot be guaranteed. Details such as boundary lines, rights of way, or property condition should not be treated as fact. Interested parties are advised to consult their own surveyor, solicitor, or other professional before committing to any expenditure or legal obligations.