



35 Friars Gardens

Hughenden Valley, High Wycombe

- Spectacular four bedroom detached family home
- High specification finishes throughout this beautiful home
- Four double bedrooms, loft room, family bathroom and en-suite
- Impressive kitchen/diner, wonderful lounge and study
- Rear patio and gardens backing onto woodland, far reaching valley views
- Complete chain

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 :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)

Council Tax band: F Tenure: Freehold EPC Energy Efficiency Rating: E EPC Environmental Impact Rating: E



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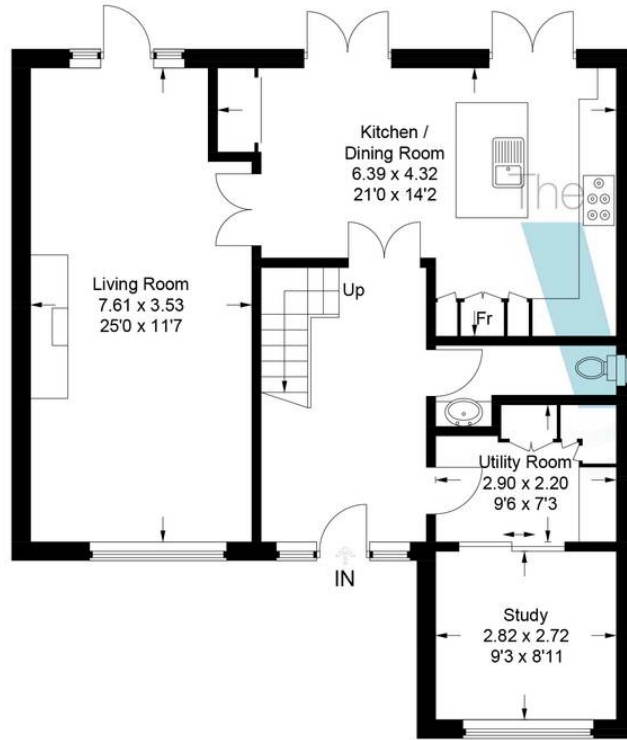
Stunning four bed detached home with high spec finishes, spacious kitchen, triple aspect lounge, study, loft room, en-suite, and complete chain. Ideal for families seeking modern comfort.

This spectacular four bedroom detached family home offers an exceptional standard of living, blending contemporary design with high specification finishes throughout. Stepping inside, you are greeted by an impressive and welcoming entrance hall. The kitchen and dining area, features sleek cabinetry, premium integrated appliances, central island and quality work tops, creating a perfect space for both family meals and entertaining, with two sets of doors linking to the patio. The wonderful, triple aspect lounge provides a welcoming retreat, enhanced by bespoke flooring and subtle lighting, while the dedicated study offers an ideal environment for home working or reading. Upstairs, four generously sized double bedrooms ensure ample space for family and guests, complemented by a beautifully appointed family bathroom with modern fixtures and fittings, as well as a luxurious en-suite and dressing area to the principal bedroom. A versatile loft room adds further flexibility, suitable as a playroom, studio, or additional storage. Throughout, attention to detail is evident in the choice of materials, from the soft neutral palette to the quality flooring underfoot. This home is offered with a complete chain, giving peace of mind for a smooth transition. With its thoughtful layout and exceptional finish, this property is perfectly suited for those seeking a refined and spacious family home in a tranquil setting.

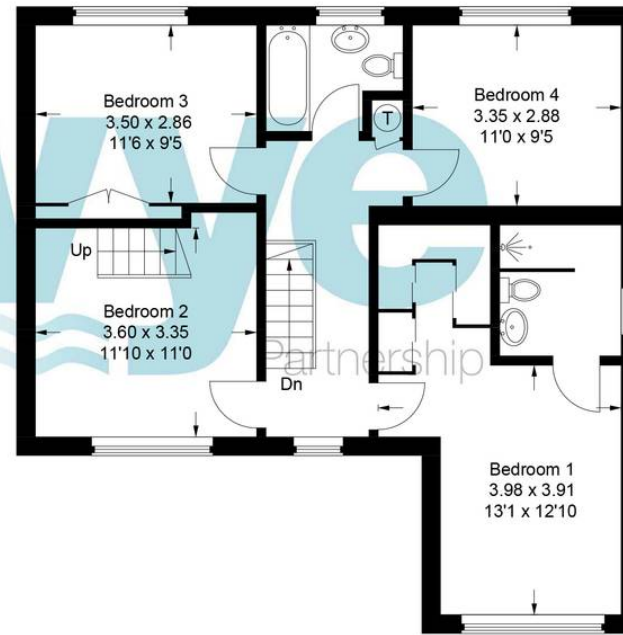


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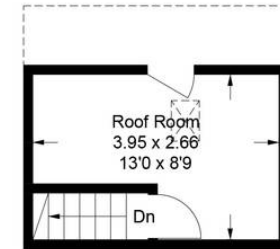
Approximate Gross Internal Area
 Ground Floor = 79.8 sq m / 859 sq ft
 First Floor = 70.3 sq m / 757 sq ft
 Second Room = 10.5 sq m / 113 sq ft
 Total = 160.6 sq m / 1,729 sq ft



Ground Floor



First Floor



Second 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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