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Magnolia Dene
44 Magnolia Dene Hazlemere Buckinghamshire HP15 7QE

Magnolia Dene

44 Magnolia Dene is a beautifully presented six-bedroom detached home offering over 3700 square feet of accommodation (including garage and home studio). Set on one of the most desirable roads in Hazlemere, the property is tucked away from the main road, offering privacy and seclusion and with its elevated position, also has a light and airy feeling throughout.

Ground Floor

Reception Hallway

Living Room

Open Plan Kitchen Living Dining Room

Family Room

Study

Downstairs Cloakroom

Utility Room

First Floor

Principal Bedroom

En Suite Shower Room

Five Further Bedrooms

Family Bathroom

Family Shower Room

Outside

Driveway Parking

Double Garage

Outside Studio/Gym/Office

Wrap around Gardens

Approx 0.4 acre plot







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The home has been well presented by the current vendors and offers superb free-flowing accommodation for a modern family. The entrance hall is spacious providing access to the formal living room, downstairs cloakroom and home study. The open plan kitchen dining living room is the space a modern family is looking for, with a modern kitchen and good size central island, with access to the utility room and garden via bi-fold doors onto the patio. There is also another family room located off this room, ideal for a home cinema/TV room.

Upstairs, the property boasts six double bedrooms, along with an en suite servicing the principal bedroom, family shower room and an additional family bathroom. Outside, the property enjoys a secluded position, with ample driveway parking, wrap-around gardens being mainly laid to lawn split over two levels, with a good degree of screening with mature hedgerows and trees. The current vendors have constructed a newly built outside studio, which could also be used as a home office or gym.

Location:

The property stands on this sought-after road within the popular village of Hazlemere and

bordering the village of Penn. Hazlemere offers many amenities including shops, a post office, a library, public houses, churches, a recreation ground and first-rate schooling. Situated in the heart of Hazlemere, yet within accessible proximity of the towns and railway stations of High Wycombe and Beaconsfield. This train station offers frequent links to Birmingham and London Marylebone. The property also has access to the national motorway network via the M40 motorway. The M40 can be accessed from Junction 4 High Wycombe or Junction 2 Beaconsfield, giving access to London, Heathrow and Oxford.

The property is within catchment for nationally regarded schools in both the public and private sectors for children of all ages, including nationally renowned Royal Grammar School, Wycombe High School, Beaconsfield High, John Hampden Grammar School, Godstowe, Wycombe Abbey, and Pipers Corner.

Various social and sporting pursuits are catered for in the locality, such as golf courses at Hazlemere, Wycombe Heights and Beaconsfield. Other sporting pursuits include nearby leisure centres, as well as several excellent walks, and good riding facilities locally.

Freehold Notes

Council Tax band G. EPC band TBC.

Agents Note



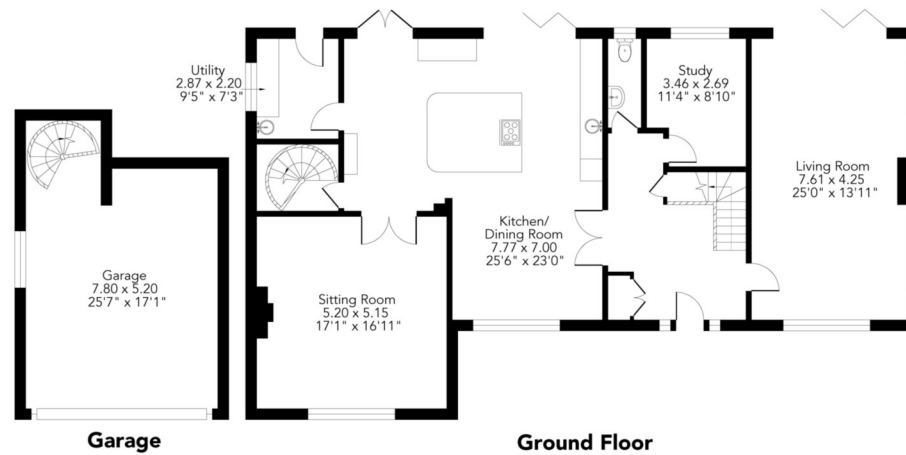
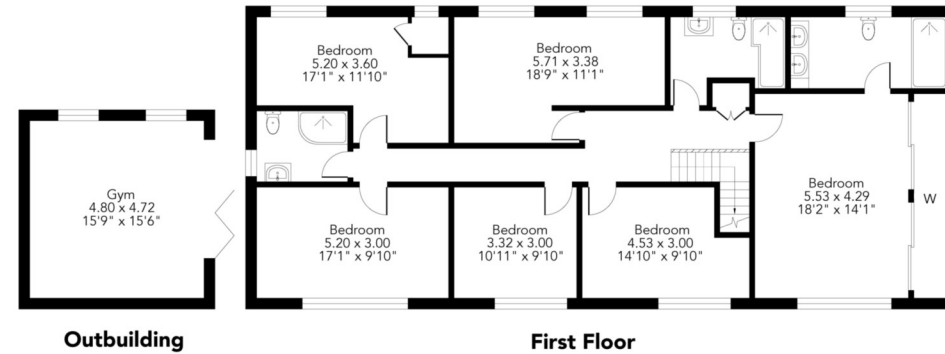


APPROXIMATE FLOOR AREA

House - 289.09 sq m - 3111 sq ft
Garage - 36.44 sq m - 392 sq ft
Outbuilding - 22.65 sq m - 244 sq ft
Total - 348.18 sq m - 3747 sq ft
(Gross Internal Area)

NOT TO SCALE

This plan is for illustration purposes only



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.

PROPERTYSHOOT



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