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Grange Road
24 Grange Road Hazlemere Buckinghamshire HP15 7QZ

Grange Road

A deceptively spacious family home set tucked away at the end of an exclusive no-through road in the heart of the village of Hazlemere, boasting stunning views across open countryside.

The home has been immaculately presented throughout and offers substantial accommodation all being finished with high-end fittings, appliances and decor throughout.

Ground Floor

Entrance hallway

Cloakroom

Study

Family Living

Living Room

Kitchen Dining Room

Utility

First Floor

Principle Bedroom

En Suite Shower Room

Bedroom Two

Bedroom Three

Bedroom Four

Bedroom Five/Study

Family Bathroom

Outside

Driveway Parking

Garage

Landscaped Rear gardens







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The home has been immaculately presented throughout and offers substantial accommodation all being finished with high-end fittings, appliances and decor throughout.

The property comprises three reception rooms, a kitchen, a dining room with a utility room and cloakroom on the ground floor, and five bedrooms and two bathrooms on the first floor.

The open plan Kitchen Dining room is a particularly attractive feature of this home with bi-folding doors to the garden and capturing the magnificent views behind. The kitchen units have been fitted with Hacker units, with underfloor heating, quartz work surfaces, a Quooker tap and integrated appliances (including 3 Siemens multifunction ovens and a Bora induction hob), boasting underfloor heating, this is the central point of the home.

Outside to the front, there is ample driveway parking along with an integral single garage. The rear garden has been landscaped thoughtfully to create a stunning space, ideal for entertaining and relaxing with a hot tub area, as well as being discreetly enclosed with well-stocked borders, all boasting the previously mentioned views beyond.

The property is located on this exclusive no-through road and is within easy reach of extensive amenities at Beaconsfield, Amersham and High Wycombe, as well as being within a flat level walk of Hazlemere crossroads, providing ample day-to-day amenities.

All three towns provide a broad range of shopping, leisure and cultural facilities, as well as access to the rail network. Amersham is a commuter hot spot providing trains and tubes directly to London Marylebone and Baker Street in as little as 34 minutes. Beaconsfield train station offers frequent links

to Birmingham and London Marylebone (from approximately 22 minutes). The mainline railway station at High Wycombe gives access to London Marylebone in approximately 25 minutes.

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, and 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 the nationally renowned The Royal Grammar School for Boys being a short distance away. Other highly regarded Grammar schools are nearby as are private schools including Godstowe, Wycombe Abbey and Pipers Corner.

There are golf courses at Hazlemere, Wycombe Heights and Beaconsfield, with local sports facilities at Hazlemere Recreation Ground close by.

Agents Note

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of JNP Estate Agents Ltd.

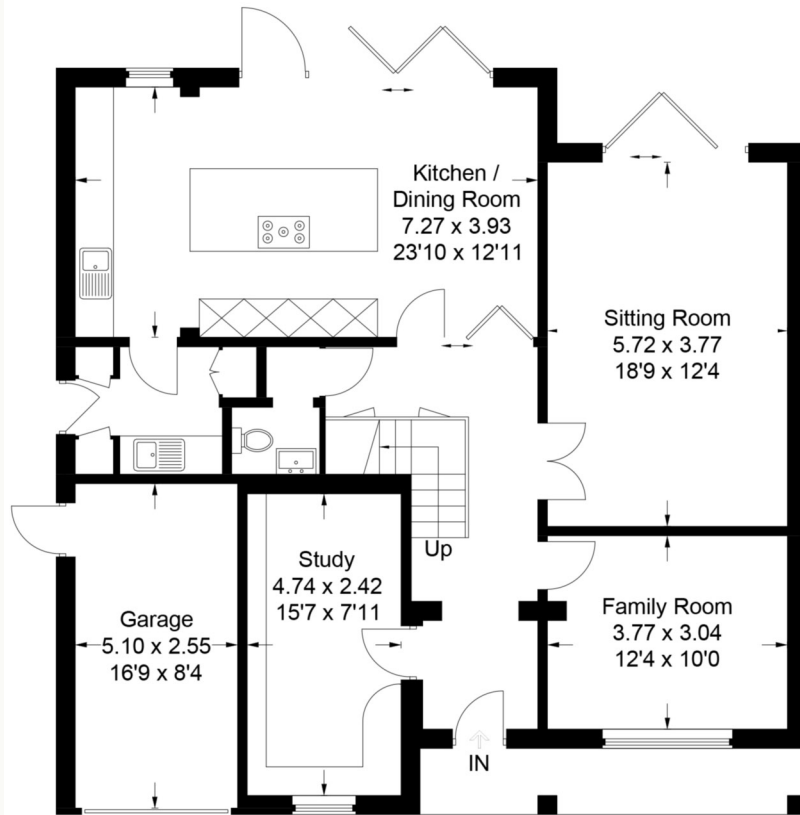
AML Disclaimer

Please note it is a legal requirement that we require verified ID from purchasers before instructing a sale. Please also note we shall require proof of funds before we instruct the sale, together with your instructed solicitors.

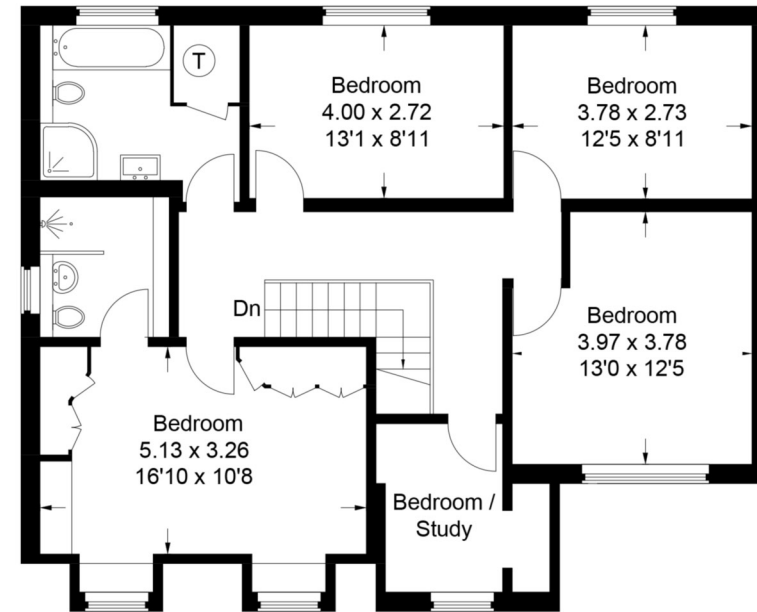




Approximate Gross Internal Area = 193.3 sq m / 2,081 sq ft
 Garage = 13.0 sq m / 140 sq ft
 Total = 206.3 sq m / 2,221 sq ft



Ground Floor



First 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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