



# Whitfield Road

An extended and well-presented four-bedroom detached family home situated at the end of this popular residential road within this sought-after village with easy access to amenities and schooling.

Ground floor

Entrance Hallway

Living Room

Kitchen Dining Room

Conservatory

Playroom

Study

Shower room

Utility room

First Floor

Principal Bedroom

Bedroom Two

Bedroom Three

Bedroom Four

Family Bathroom

Outside

Driveway parking

Garage

Private Rear garden

Garden Room







The home enjoys light and airy accommodation throughout, which comprises an entrance hall, downstairs shower room, dual aspect living room, open plan kitchen/diner which opens into the conservatory, and study, playroom and utility room all to the ground floor. Upstairs there are four good size bedrooms with a modern family bathroom. Outside to the front, this home boasts ample driveway parking & access to the garage and gated access to the back garden. To the rear, the owners have landscaped the spacious rear garden and have created two patio areas that boast a superb sun trap. There is a feature pond, raised beds and the majority is laid to lawn all enjoying a private outlook. The current owners have also built a garden room which has power and lighting and is currently being used as a home gym but could also be a home office or studio. An internal inspection is highly recommended.

Situated in an Area of Outstanding Natural Beauty, this home is perfectly placed in the highly regarded village of Hughenden Valley very close to the neighbouring village of Naphill. Hughenden Valley benefits from several amenities including a community shop, doctors surgery, The Harrow public house, playing fields and a village hall. There is an active, friendly community with a variety of clubs. Wider amenities can be found in the neighbouring towns of High Wycombe (just under four miles away) and Princes Risborough (approximately 5.5 miles away) which offer more comprehensive shopping, leisure, cultural and business facilities.

Hughenden Valley is serviced by a frequent bus route between High Wycombe and Aylesbury. The national motorway network can be accessed via Junction 4 of the M40 at High Wycombe, whilst

London Marylebone can be reached by direct train from High Wycombe in as little as 27 minutes.

The property is within the catchment of several highly regarded state and private schools. Hughenden Primary School is a short distance away, whilst secondary schooling provides two Ofsted-rated Outstanding schools The Royal Grammar School for Boys and Wycombe High School for Girls.

Freehold Notes

Council Tax band F. EPC band TBC.

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.

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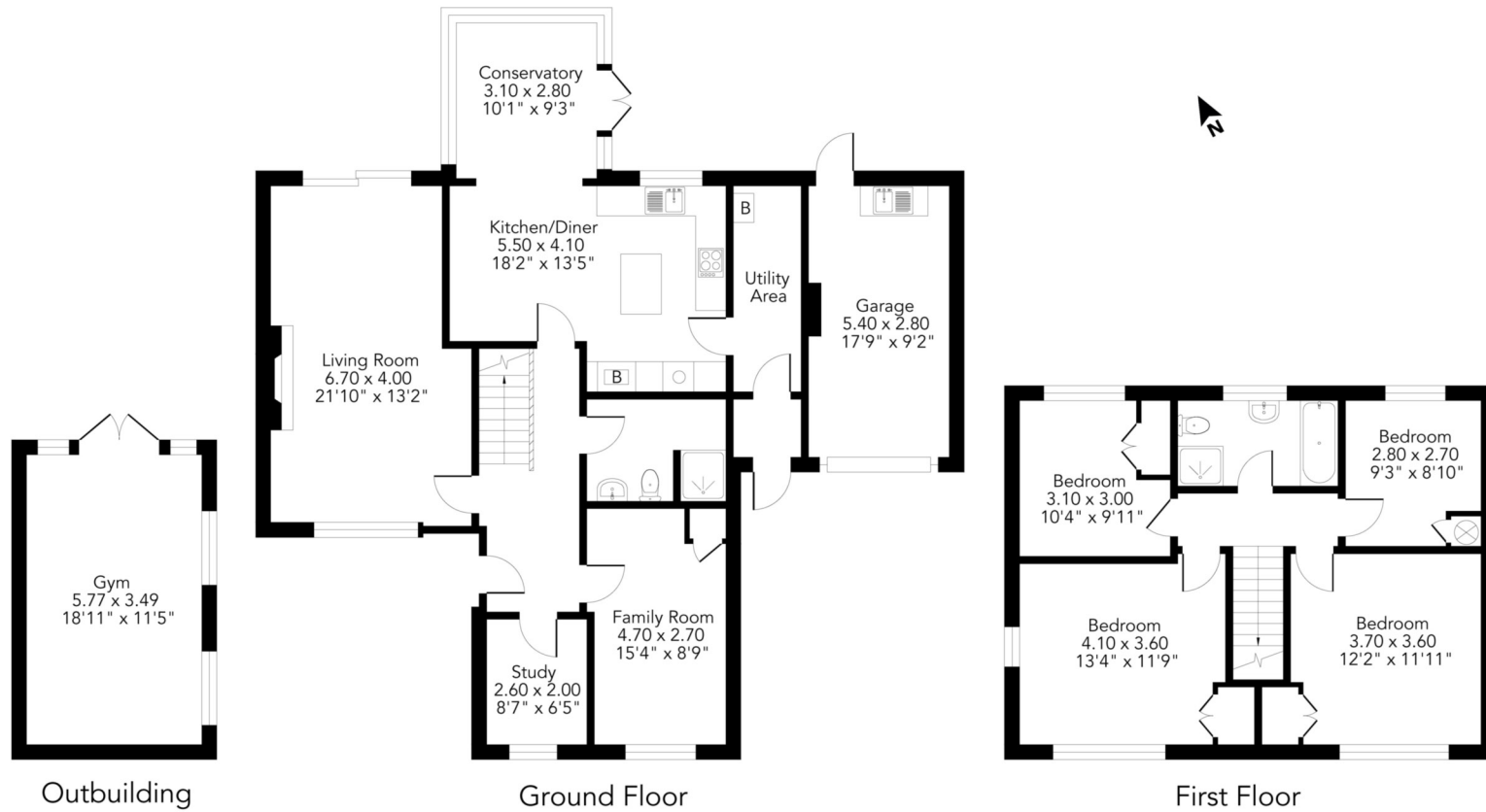
Please note it is a legal requirement that we require verified ID from purchasers before instructing a sale. Please also note we shall require proof of funds before we instruct the sale, together with your instructed solicitors.





**APPROXIMATE FLOOR AREA**  
 House - 161.93 sq m - 1743 sq ft  
 Garage - 15.12 sq m - 163 sq ft  
 Outbuilding - 20.13 sq m - 217 sq ft  
 Total - 197.18 sq m - 2123 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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