



Langlea

Nestled in a desirable village location, this superb property has been meticulously renovated to offer expansive open plan living, whilst being situated on a 0.22 acre plot in an Area of Outstanding Natural Beauty, showcasing stunning countryside views.

Ground Floor

Entrance Hallway

Cloakroom

Open Plan Kitchen Dining room

Living Room

Snug Area

Utility Room

Three Double Bedrooms

Family Bathroom

First Floor

Principal Bedroom

Bathroom

Office/Study Area

Outside

Gated Driveway

Garage and Workshop

Patio and Rear Garden







The home is approached via a gated entrance leading ample driveway parking along with boasting a garage and workshop, providing storage or a versatile work area. Inside, the interior has been stylishly redesigned with elegant decor and high-end finishes, immediately opening into a light and airy entrance hallway. The Open Plan Kitchen Dining Living room is the hub, and showpiece, of this stunning home, boasting a central island and high end fitted kitchen, with bi-fold doors. A utility room adds to the property's practicality. With its spacious layout and desirable features, this home perfectly combines luxury and functionality. Set on a generous 0.22-acre plot, the home enjoys breath taking views of the picturesque countryside.

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.

Buckinghamshire is renowned for its high standard of education which includes local Grammar Schools and independent schools catering for children of all ages.

Freehold Notes

Council Tax band G. EPC band E.

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 AIG (KH) Ltd T/A JNP.

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 FLOOR AREA

House - 226.65 sq m - 2440 sq ft
Garage - 15.93 sq m - 171 sq ft
Outbuilding - 10.99 sq m - 118 sq ft
Total - 253.57 sq m - 2729 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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