



CGI



NATIONCREST PLC

Ashgrove House

A brand new family home that defines modern luxury living

Boss Lane, Hughenden Valley, Buckinghamshire HP14



The House

This stunning home spans two impeccably designed floors and boasts a vaulted ceiling in the main bedroom.

Upon entering this family home, the open, light-filled spaces and the meticulous attention to detail is evident. The ground floor level is welcoming with a spacious hallway that seamlessly transitions into the expansive kitchen family room via double doors. This room, which is undoubtedly the heart of the home, is equipped with state-of-the-art appliances, bespoke cabinetry, and a generous island, perfect for both casual dining and entertaining.

Just off the kitchen, the large utility / boot room offers swathes of additional worktop space and storage, and has a door to the rear garden. From the hallway, the further three reception rooms and cloakroom can be accessed. The triple aspect lounge is entered through a set of double doors and has a cosy fireplace, and a set of French doors, creating the perfect ambiance with an abundance of natural light. The study offers a peaceful retreat, whilst the dining room has a feature bay window.

On the first floor, the main bedroom retreat awaits boasting a vaulted ceiling that enhances the sense of space. This bedroom offers a luxurious sanctuary, complete with a lavish en-suite bathroom with both a bath and separate shower, dressing area and Juliet balcony doors overlooking the rear garden and ancient woodland beyond.



There are four further well-proportioned bedrooms, two of which have en-suite facilities and a family bathroom which serves the other two bedrooms all centred around the galleried landing.

Additional highlights of this high-specification home include carefully crafted finishes, energy-efficient features, and smart home technology for ultimate convenience. The outdoor spaces will include a beautifully landscaped garden and a private patio for alfresco dining. This exceptional residence embodies the epitome of contemporary living, offering a harmonious blend of elegance, functionality, and natural beauty in the heart of Hughenden Valley.

Tenure
Freehold

Local Authority
Buckinghamshire

Council Tax
Not yet available

Energy Performance
A copy of the full Energy Performance Certificate will be available upon request.

Viewing
Strictly by appointment with Savills.



Area Guide

The house is ideally located in Boss Lane which is a no through road, situated in a sought after quiet country lane, within Hughenden Valley, an Chilterns Area of Outstanding Natural Beauty. The house borders an area of privately owned ancient woodlands, Gomms Wood and Provost Wood.

Hughenden Valley is a well-regarded area just 3 miles from High Wycombe. There are amenities on offer in the local area including a pub, a doctors surgery, a village shop, village hall offering multiple clubs incorporating the playing field, as well as Hughenden Primary School for children up to year 6.

High Wycombe has an abundance of facilities including a cinema, John Lewis department store, a variety of shops, supermarkets, restaurants and leisure facilities. Within the town centre is the Eden Centre which comprises shops, a 12-screen cinema complex, state of the art bowling alley, library and restaurants.

The area is renowned for its choice and standard of education, with Buckinghamshire being one of the last counties to maintain the traditional grammar school system. The Royal Grammar School for boys, John Hampden School for boys and Wycombe High School for girls. There are a number of independent schools including Godstowe, Crown House, Davenies, Pipers Corner and Wycombe Abbey to name a few.

There is also Hughenden Manor close by which is a well-known National Trust attraction. High Wycombe train station is just 2.9 miles away offering trains to London Marylebone in approximately 33 minutes. High Wycombe town is just 2.6 miles away and offers a vast array of independent shopping, restaurants, bars and cafes.

High Wycombe town centre and station 2.9 miles (London Marylebone from 27 minutes); Princes Risborough 6.8 miles; Amersham 8.3 miles; M40 Jct 4 4.3 miles; Heathrow T5 24 miles; Central London 33 miles.



Specifications

General Construction

- Concrete first floor
- Traditionally constructed in brick and block
- Clay tiled roof
- Conservation style, side hung casement windows fitted with double glazed units and espagnolette locking mechanism
- High level of insulation throughout

Internal Features

- Lounge fireplace: Fire recess with cast-iron wood burner
- Ornate cornice in all rooms
- Decorative staircase, hand painted with Oak handrail and newel caps
- Oak veneered panelled doors to all reception rooms, lounge, kitchen/breakfast/family area, dining room, utility/boot room, study, cloaks, and coats cupboard
- Fitted wardrobes from the Lawrence Walsh ranges in bedrooms
- Chrome finished door furniture

Flooring

- Porcelain tiles: hall, kitchen / breakfast / family area, utility / boot room, cloakroom, bathroom and en-suites.
- Engineered European Oak timber: lounge and study
- Carpet: stairs, landing, airing cupboard and all bedrooms

Kitchen

- Furniture: Red Kite of Beaconsfield
- Fronts: Glossy lacquer / wood effect
- Worktops: Quartzstone
- Appliances: Siemens
- Bora glass induction hob with cooktop extractor
- Quooker Flex boiling tap water and pull out hose
- Provision for washing machine and tumble dryer in utility

Bathrooms and Cloakroom

- Quality sanitary ware throughout, with chrome finished fittings.
- Fitted bathroom furniture
- Bathroom walls fully tiled
- Cloakroom walls half tiled
- Heated towel rails, mirrors, and toilet roll holders in all bathrooms and en-suites

Electric / 100°A Low Energy Lighting

- Circuit lighting in lounge and main bedroom
- Downlights in all rooms.
- Courtesy lights in all wardrobes and cupboards
- Chrome finished sockets and switch plates throughout (except inside cupboards and loft space).
- Smoke detector in the hall and on the landing
- Heat detector in kitchen and utility / boot room
- Carbon monoxide detector in lounge
- Automated entrance gates
- 32amp electric car charging point

Media Installations

- Pre-wired for multi room sound system
- TV and FM points to most rooms.
- Pre-wired for HD distribution and satellite TV
- Star-wired telecom structure with CAT5e/6cable
- Computer wiring LAN / RJ45outlets connected to plug and play system
- High level wiring for flat panel screen televisions in kitchen/breakfast/family area, bedroom 1 and bedroom 3
- TV and radio aerials and Satellite dish installed

Heating

- Airsource Heat Pump located externally adjacent utility/boot room plant cupboard for central heating and hot water
- Heating for each room thermostatically controlled
- Underfloor heating throughout to both floors
- Immersion heater fitted to an un-vented hot water cylinder
- Water softener
- Outside tap

Security

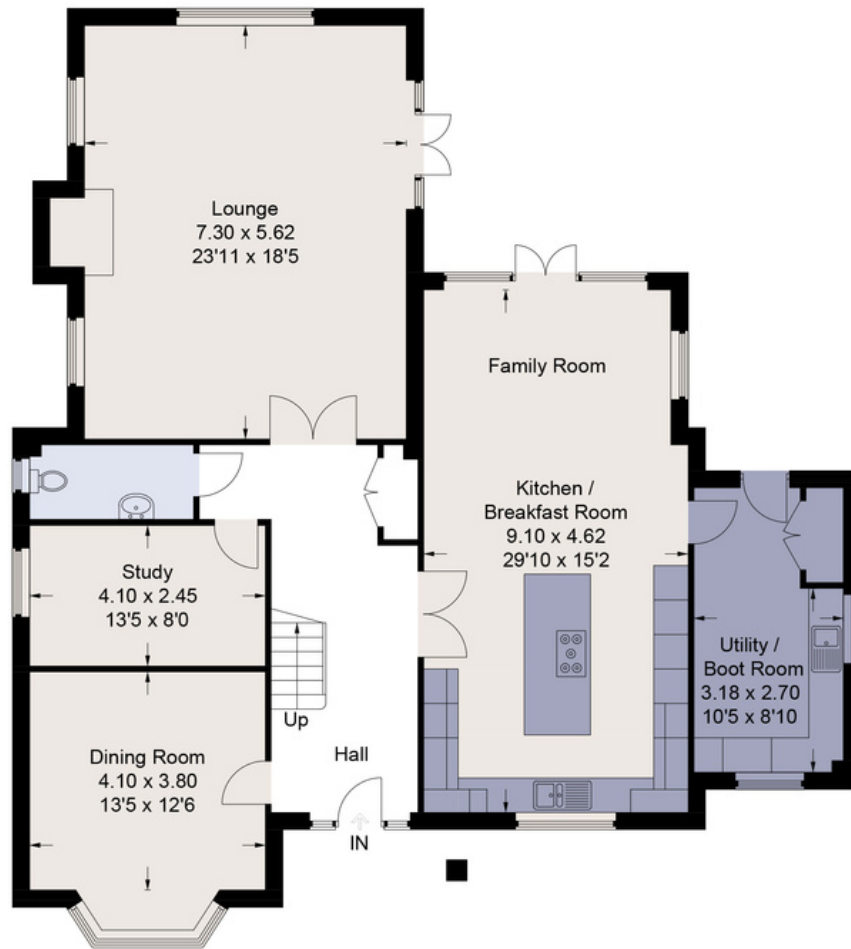
- Intruder alarm with detectors in principal rooms
- Telecom point adjacent to burglar alarm control panel
- Panic button in bedroom 1 and on keypad adjacent to front door
- Europrofile double cylinder mortice locks to all external doors

Disclaimer: The developers, Nationcrest PLC, reserve the right to alter the specification, but will undertake to use materials of a similar quality and value.

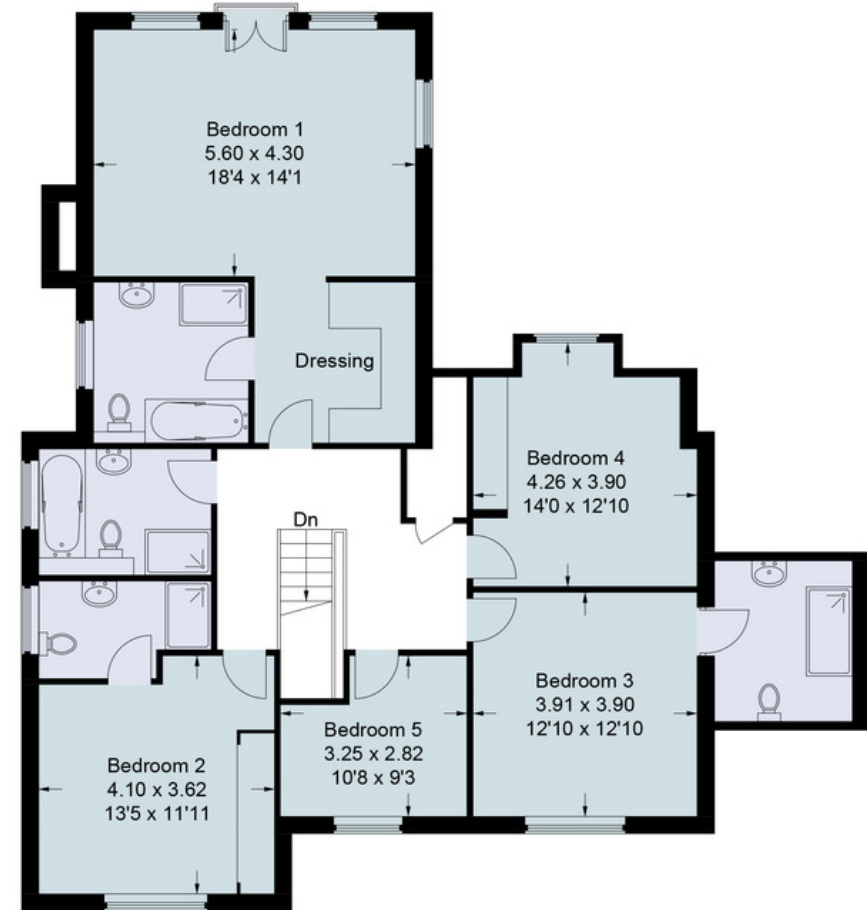
Floor Plan

Ashgrove, Boss Lane

Approximate Gross Internal Area
Ground Floor = 148.9 sq m / 1,603 sq ft
First Floor = 134.1 sq m / 1,443 sq ft
Total = 283 sq m / 3,046 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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