



Melrose Cottage, Valley Road, Hughenden Valley, Buckinghamshire, HP14 4PE

Asking Price | £450,000

## Property Features

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- Character Semi Detached Cottage
- Potential to Extend STPP
- Ideal Countryside Location
- 2 Bedrooms
- Cosy Living Room
- Kitchen/Dining Room
- Neutral Family Bathroom
- Driveway Parking for Several vehicles
- Close to Countryside Walks
- EPC 52 E / Council Tax Band D

## Full Description

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Nestled within the picturesque village of Hughenden Valley in Buckinghamshire, this delightful semi-detached cottage built at the beginning of the 20th century, offers a perfect blend of character and comfort. This two-bedroom gem presents the perfect lifestyle change for those seeking the tranquillity of countryside living while being just a stone's throw away from urban amenities. The property offers a wealth of potential to extend subject to the normal permissions.

From the outside, the traditional brick storm porch along with gravel driveway and quaint front garden with iron railings immediately captures your attention. Stepping inside, the charming living room welcomes you with its warm ambiance and cosy features which include an open fire and original parquet flooring. The living room serves as a perfect spot to relax and unwind, or to entertain guests as it leads through to the kitchen and dining area beyond.

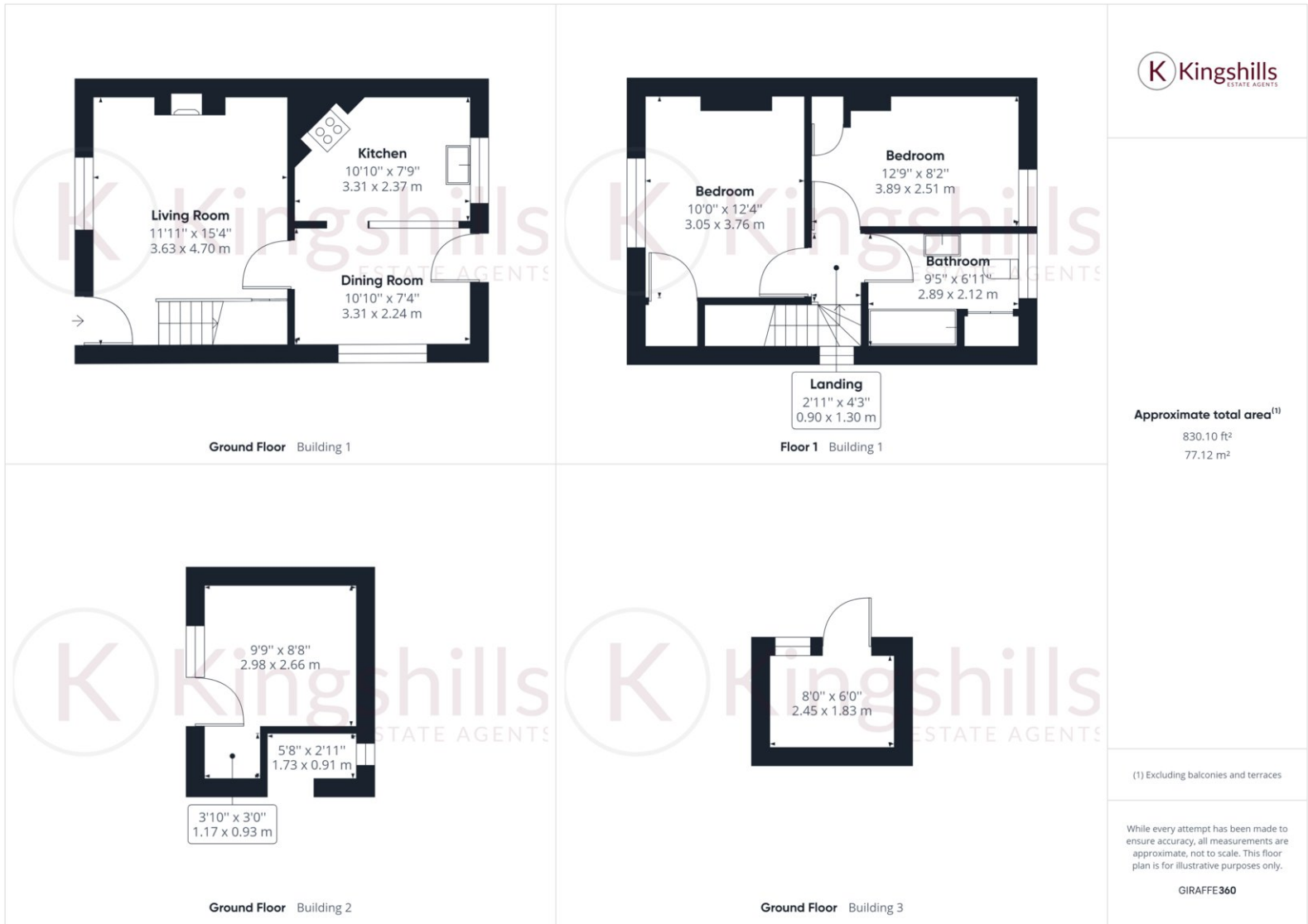
The open-plan kitchen/diner layout creates a seamless flow, making it ideal for both everyday family life and entertaining. The kitchen has plenty of worktop and cupboard space while the dining area is a wonderful space for enjoying meals with loved ones. The cottage features two traditional double bedrooms, each offering a peaceful retreat for rest and relaxation. There is a family bathroom presented in a neutral colour palette, creating a serene place to unwind.

The property is situated on a generous plot, with a driveway that can accommodate multiple vehicles and a good sized rear garden with hard standing shed. Whether you envisage a country cottage garden or a large patio area for hosting barbecues and entertaining, this outdoor space has endless possibilities.

In addition to the cottage's captivating features, the location in Hughenden Valley offers a lifestyle that combines stunning countryside with the convenience of being located close to the town of High Wycombe. Hughenden is steeped in history and natural beauty, boasting picturesque landscapes that invite residents to explore and connect with nature. For those who appreciate historical significance, the nearby National Trust Hughenden Manor, the former residence of The Victorian Prime Minister Benjamin Disraeli, is only a mile away and definitely worth a visit.







(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.