

CORNER HOUSE

HAZLEMERE - BUCKINGHAMSHIRE



TIM RUSS
prime





**CORNER HOUSE
44 MAGNOLIA DENE
HAZLEMERE
BUCKINGHAMSHIRE**

High Wycombe c2 miles | M40 Jct 4 c4 miles
Beaconsfield 5 miles | Amersham c6 miles

**An impressive family home in a prime
location offering truly generous free
flowing accommodation**

Reception Hall | Cloakroom | Sitting Room
Study | Kitchen/Dining Room | Family Room
Utility Room

Main Bedroom with Ensuite
Five further Double Bedrooms
Family Bathroom | Family Shower Room

Studio/Gym | Double Garage

Private Gardens

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LOCATION

Magnolia Dene is a much sought after residential road of similar substantial properties, within easy reach of the bustling centre of Hazelmere. The area is renowned for its choice of quality schooling, being within the catchment area of the highly prized grammar and high schools, plus nearby Godstowe Preparatory School, Wycombe Abbey and Pipers Corner. High Wycombe train station lies within approximately 2 miles of the property offering a direct service to London Marylebone in 28 minutes. Alternatively, Beaconsfield train station is approximately 5 miles away also offering a direct link to London Marylebone with the shortest journey taking approximately 25 minutes.

THE PROPERTY

Who better to describe living here than the owners..... *"This has been our perfect family home for almost twenty years. With the central kitchen/dining area a wonderful space for sharing everyday life as a family, or entertaining friends. The two living rooms then fix potential differences of opinion over what to watch (or hiding out with friends). In short, even a large family all get their own space.*

The location provides great local schools and sporting activities. All amenities are close to hand - shopping, gyms/swimming pools, cinemas. And getting into London (over land to Marylebone or underground) a doddle for the daily commute. That said, the area is peaceful and quiet with regular visitors such as red kites and deer in the back garden. Beyond the mature garden around the house, the woods just behind provide the perfect escape, whether walking the dog or creating woodland dens.

We created so many happy, family memories here. But it's too big for two, so we pass it on to the next generation of memory-makers".

The liveability of this home is exceptional from the triple aspect sitting room with bifolds out to the garden, to the large study. The kitchen/dining is a masterpiece and the real hub of the home; comprehensively fitted with sleek white laminated units incorporating a huge central island, bifold and casement doors connect seamlessly with outside space. Double doors open into the family room which has a stone fireplace for the chilly evenings. Finally there is a separate utility room and access down to the garage.

On the first floor the indulgent main bedroom has a full range of fitted wardrobes and a well appointed ensuite shower room. There are five further double bedrooms, a family bathroom and a separate family shower room.

OUTSIDE

The gardens are particularly private, wrapping around the property with natural mature screening from mature hedging and trees. There are two split areas of lawn and a wide paved terrace across the rear. There is also a substantial separate studio/gym.

To the front there is plenty of parking and the integral double garage.

EPC RATING C

COUNCIL TAX BAND G

POSTCODE HP15 7QE







Corner House, 44 Magnolia Dene, HP15 7QE

Approximate Gross Internal Area

Ground Floor = 151.3 sq m / 1628 sq ft

First Floor = 135.8 sq m / 1462 sq ft

Garage = 34.5 sq m / 371 sq ft

Outbuilding = 22.5 sq m / 242 sq ft

Total = 344.1 sq m / 3703 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.

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