

HUNT & NASH

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3 North Links Road, Flackwell Heath Buckinghamshire HP10 9PF

**SPECTACULAR FAMILY HOME EXTENDING TO ABOUT 3360 SQ FT
LOVELY GOLF CLOUSE VIEWS & SOUTH FACING REAR GARDEN
SIX BEDROOMS: FOUR BATH/SHOWER ROOMS
FOUR RECEPTION ROOMS INCLUDING A STUDY & A GYM
STUNNING KITCHEN/BREAKFAST ROOM & SEPARATE UTILITY
AMPLE PARKING: INTEGRAL GARAGE: COUNCIL TAX BAND G: EPC RATING C**



Occupying an enviable position overlooking Flackwell Heath Golf Course, this stunning family home enjoys a southerly rear aspect and has been superbly extended and maintained over the years, to provide exceptionally spacious and flexible accommodation of around 3360 sq ft.

The ground floor comprises of four reception rooms including a large living room, a family room, a study and a gym. There is an impressive fully fitted kitchen/breakfast room with a large island unit and double doors out to the rear. The family room adjoins the kitchen and there is a separate utility room and cloakroom. In the living room there is an attractive wood burning stove for the long winter evenings.

Six double bedrooms occupy the first floor, including a master bedroom with dressing area and en suite shower room. Two further bedrooms are complemented by en suite shower rooms and the recently renovated family bathroom is fabulous. The views from the first floor are outstanding and there is an abundance of natural light flowing throughout the property.

To the front of the property is a gravelled carriage driveway providing ample off road parking for a number of vehicles. An over sized single garage (17' x 12') has an up and over door and access in to the utility room. There is access either side of the property to the south facing rear garden that is mainly lawn with well maintained, mature flower and shrub borders. There are various seating areas and there is a detached out building/home office with an attached garden store and a WC/shower room (currently not connected to services). This building could have a variety of uses.

Flackwell Heath is a popular village with a variety of shops for day to day needs plus a selection of pubs and restaurants. The village boasts two good primary schools, Carrington and Juniper Hill, and is also within catchment for the popular High Wycombe and Beaconsfield Grammar Schools. Swift access to the M40 motorway is available at Junction 3 or 4.

HMRC Anti Money Laundering

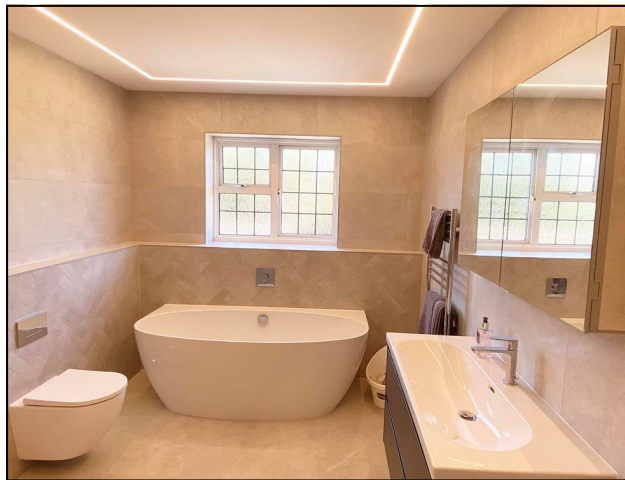
Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR

Guide Price . . . £1,500,000 . . . Freehold

The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Viewing By Appointment
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