



FAIRFIELD HOUSE 29a FAIRFIELDS GREAT KINGSHILL BUCKINGHAMSHIRE HP15 6EP

A substantial six/seven bedroom, detached, family home with adaptable and flexible accommodation (annexe potential); ideal for a growing family. The property sits centrally on a private plot with wrap around gardens, ample parking and a detached, double garage.

Entrance hall | Living room | Kitchen/Breakfast room | Dining room | Sitting Room | Study | Master bedroom with ensuite bathroom and dressing room | Four further bedrooms plus a guest suite | Ground floor shower room | Cloakroom | Games room | Private gardens | Double garage

Fairfield House is a large, detached family home with accommodation over two floors:

The ground floor has two zones; the bedroom area and the living area. The bedroom area has three/four bedrooms (one ensuite with a dressing room), a family bathroom and separate W.C.

The living area has a generous square living room with a working fireplace as its focal point, large kitchen with adjacent sitting room and open plan dining room with stairs to the first floor.

Upstairs is a large games/family room off of which are two further bedrooms and a guest suite.

The house is quietly located at the end of the cul-de-sac and is accessed along a private drive and is centrally located on the plot with various sitting and grassed areas ideal for enjoying the peace and quiet at different times of the day.

To the front of the property is a large driveway with parking for a number of vehicles and double garage.

DIRECTIONS

From our offices in Prestwood take the Wycombe Road towards Great Kingshill. Once in the village, turn left into Stag Lane and take the third left into Fairfields. The property will be found in the right hand corner, at the end indicated by a Wye Country "For Sale" board.

Guide Price... £900,000 *Freehold*



AMENITIES

Great Kingshill is a pretty village with the benefit of the usual facilities including a village shop, pubs, village hall, schools and cricket on the village green. For more extensive facilities and schooling, nearby villages of Great Missenden and Prestwood provide shopping and social amenities, with a mainline rail link from Great Missenden to Marylebone. The towns of Amersham and High Wycombe are both easily accessible.

SCHOOL CATCHMENTS (2017/18)

Great Kingshill CofE Combined School
Boys' Grammar – The Royal Grammar School
Girls' Grammar – Wycombe High School,
Beaconsfield High
Upper School/All ability – The Misbourne
(We recommend you check accuracy and availability at the individual schools)

ADDITIONAL INFORMATION

Council Tax Band G

EPC Band D

To view this property, please contact:

Wye Country 01494 868000

prestwood@wyecountry.co.uk

MORTGAGE

Contact your local Wye Country office who can introduce you to their Independent Financial Adviser.

CONTACT

Wye Country

120 High Street, Prestwood

Buckinghamshire HP16 9HD

Tel: 01494 868000

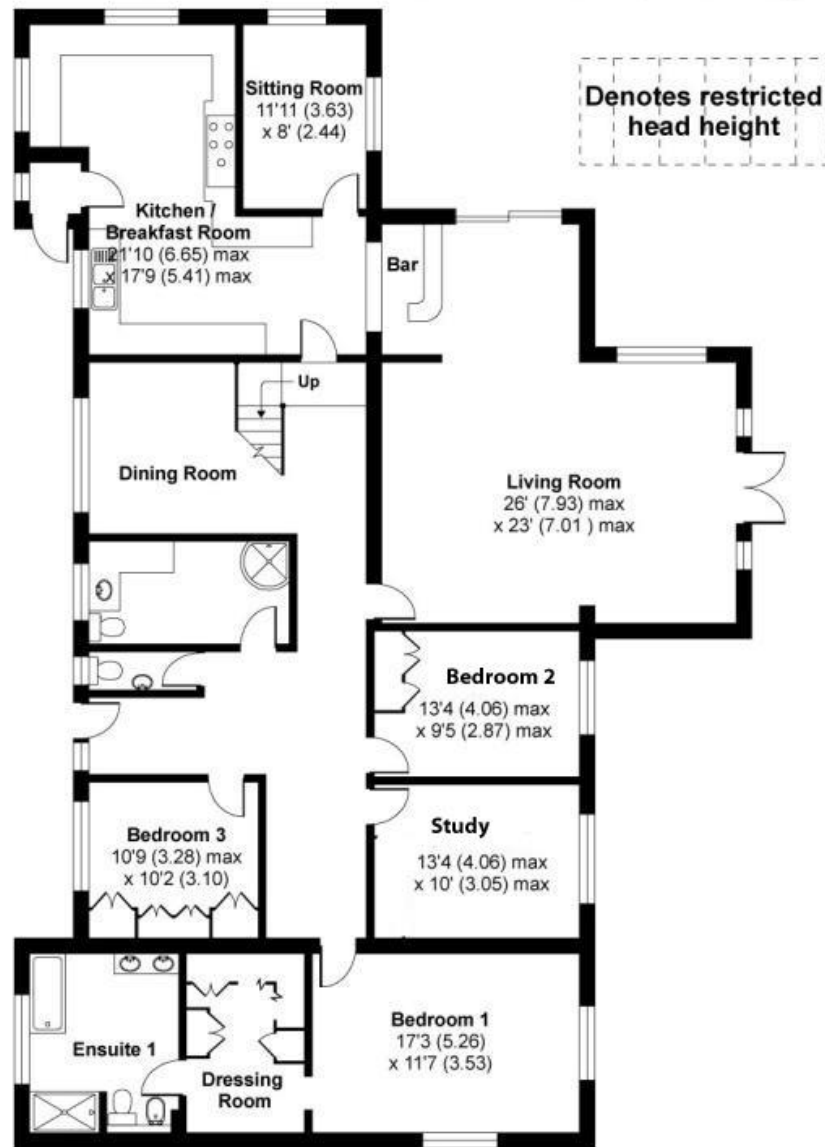
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Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



Fairfield House Fairfields Great Kingshill High Wycombe HP15

APPROX. TOTAL INTERNAL FLOOR AREA 3614 SQ FT 335.7 SQ METRES (INCLUDES RESTRICTED HEAD HEIGHT)



GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Fine & Country Homes and no guarantee as to their operating ability or their efficiency can be given.