



Glan Darragh

Glan Darragh is a well presented five bedroom detached home offering versatile family accommodation in the village of Little Kingshill. In addition to the cloakroom, study & three/four reception rooms, the property boasts a charming barn style dining room with doors through to the conservatory creating a seamless flow by way of the matching tiles leading out onto the terrace and garden beyond. The fully fitted L shaped kitchen/diner and separate utility complete the deceptively spacious downstairs accommodation. Upstairs offers a master bedroom with a 'his and hers' en-suite, a further four bedrooms, one with en-suite facilities and a family bathroom.

Ground Floor:

RECEPTION HALL

CLOAKROOM/WC

RECEPTION ROOM ONE

RECEPTION ROOM TWO

RECEPTION ROOM THREE

OFFICE

KITCHEN/BREAKFAST ROOM

UTILITY ROOM

Lower Ground Floor:

BARN STYLE DINING ROOM

CONSERVATORY

First Floor:

SPLIT LEVEL LANDING

MASTER BEDROOM WITH EN-SUITE

SECOND BEDROOM WITH EN-SUITE

THREE FURTHER BEDROOMS

FAMILY BATHROOM

AIRING CUPBOARD







GENERAL INFORMATION:

The property has been tastefully modernised throughout and provides areas of Amtico flooring, a number of unique lighting and security features and underfloor heating to the kitchen, conservatory and bathrooms.

OUTSIDE

This attractive property lies on a private road and is approached via a fully block pathed driveway with parking for up to five cars. There is a double garage with electric doors and two points of side access to the rear garden. The mature trees and hedging offer a high degree of privacy and screen the side garden with its mixture of shrub borders. A particular feature to the property and lending some character, are two old fashioned style lamps which add additional lighting and by way of security the entrance has been fitted with an Autopa recessed parking barrier.

The rear garden offers a good expanse of lawn, with feature pond and steps down to the terrace with LED lighting and room enough for a table and chairs. The lawns and garden area is equipped with ground-recessed automatic sprinkler and irrigation system. There is a further terrace with a barbeque area in front of the shed which acts as a fully functioning workshop. The property is fully enclosed and has additional features such as an awning with wind and sun sensors, integrated party LED lighting and a renewable energy system generating electricity and heating water.

LOCATION

Little Kingshill is a popular village, designated as an Area of Outstanding Natural Beauty, nestling in the Chiltern Hills and surrounded by open countryside. Schooling in the area is highly regarded and Gan Darragh is within catchment for the Ofsted Outstanding Little Kingshill Combined School which caters for children from 3 to 11 years old. Excellent schooling continues through to local grammar schools and a number of prestigious independent schools are nearby, such as Pipers Corner and Gateway.

Little Kingshill is home to the popular Full Moon country pub and kitchen. Local shopping facilities are located in nearby Great Kingshill (approximately 1.6 miles away) and Great Missenden (just over 2 miles away). More extensive shopping, cultural and business facilities are available in nearby Amersham and High Wycombe. The national motorway network can be accessed via Junction 4 of the M40 at High Wycombe, whilst London Marylebone can be reached by direct train from Great Missenden in as little as 40 minutes.

PROPERTY SERVICES

Tenure: Freehold

Services: Mains water, electric and gas

Council Tax Band: G

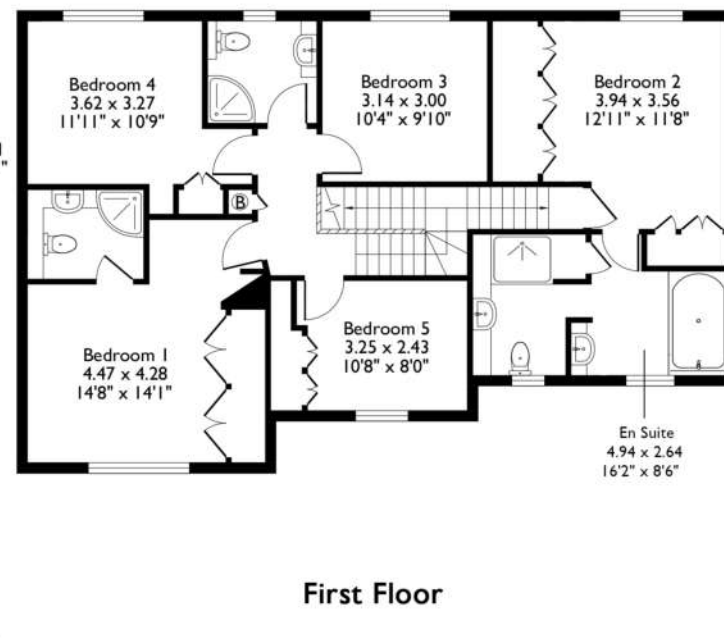
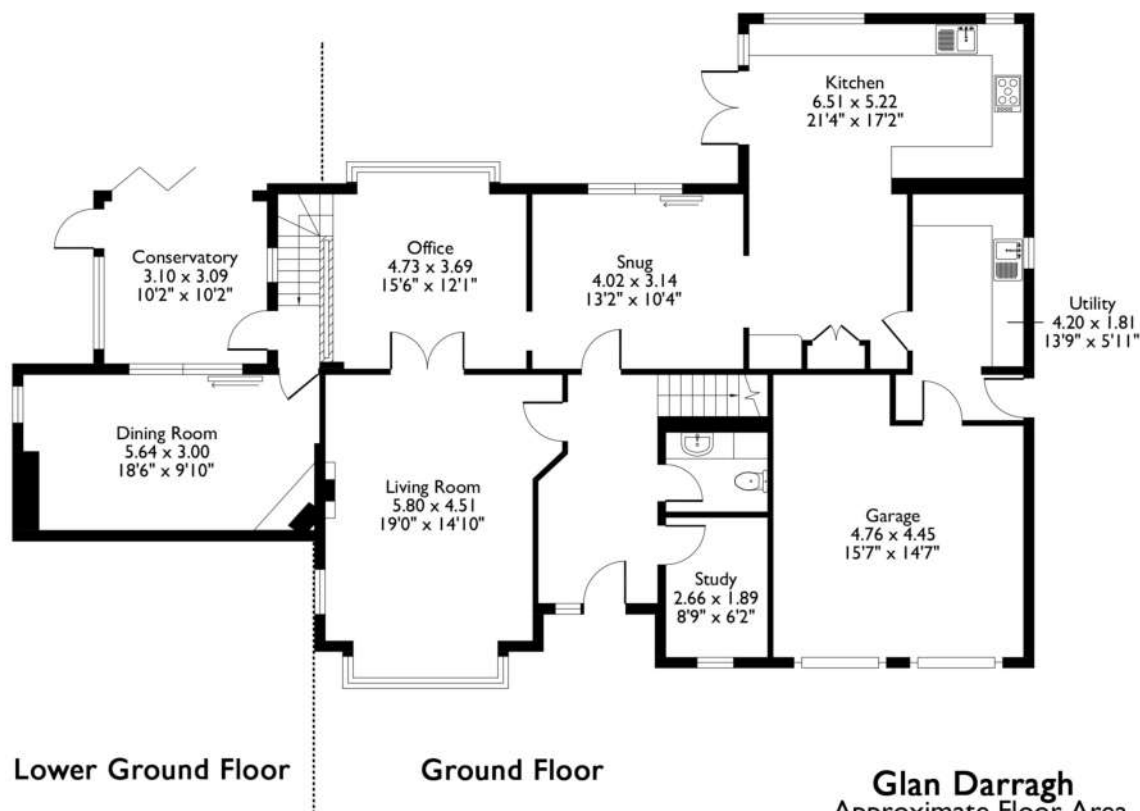
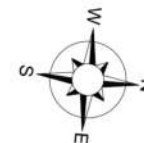
Local Authority: Chiltern District Council Tel: 01494 729000





NOT TO SCALE

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Glan Darragh
 Approximate Floor Area
 House 274.5 sq m - 2955 sq ft
 (Gross Internal Area)
 Including Garage
This plan is for illustration purposes only.

