



19 Limmers Mead

An immaculately presented extended and extremely sought after detached family home with magnificent landscaped gardens in cul de sac setting on the edge of this popular village.

The well balanced accommodation is bright, free flowing and spacious. With three reception rooms and a large conservatory the ground floor accommodation is flexible and versatile. Upstairs the property offers five bedrooms with an en-suite bathroom to the master bedroom and family bathroom.

Situated in the sought-after village of Great Kingshill in the Chilterns Area of Outstanding National Beauty, Limmers Mead offers country living with the benefit of being within the commuter belt for London.

Ground Floor:

Porch
Entrance Hallway
Sitting Room
Dining Room
Breakfast Kitchen
Conservatory
Study
Cloakroom
Garden Room

First Floor:

Master Bedroom with En-suite Bathroom
Bedroom two
Bedroom Three
Bedroom Four
Bedroom Five
Family Bathroom







Outside:

The Property is approached via a block paved driveway allowing parking for several cars and leading to the double garage.

The generous rear garden is mainly laid to lawn with shrub and flower borders. The boundaries are secured with mature hedging and provide privacy and seclusion.

Directly from the conservatory the large sunny patio area is ideal for entertaining and al-fresco dining, from here the garden room is accessed and would be ideal as a home office, gym or play room.

Property information:

Tenure: Freehold

Services: Mains electricity, water and sewerage, gas fired central heating

Council Tax Band: G

Local Authority: Wycombe District Council

EPC Rating: D

Location:

Great Kingshill is ideally situated for both tranquil village life and countryside as well as for the commuter. The village enjoys a pretty village green with an active cricket club, nearby store and restaurant. For a more comprehensive shopping experience High Wycombe is only a short drive away offering a wealth of high street shops, bars and restaurants.

Buckinghamshire is renowned for its high standard of education which includes local Grammar Schools and independent schools catering for children of all ages. Limmers Mead is within catchment for a number of highly regarded state and private schools. Great Kingshill primary school is a short distance away, whilst secondary schooling provides two Ofsted rated Outstanding schools – The Royal Grammar School for Boys and Wycombe High School for Girls. Private schooling is also available at Pipers Corner which is only a stone's throw away from the property, or Gateway in Great Missenden, Godstowe and Wycombe Abbey in High Wycombe.

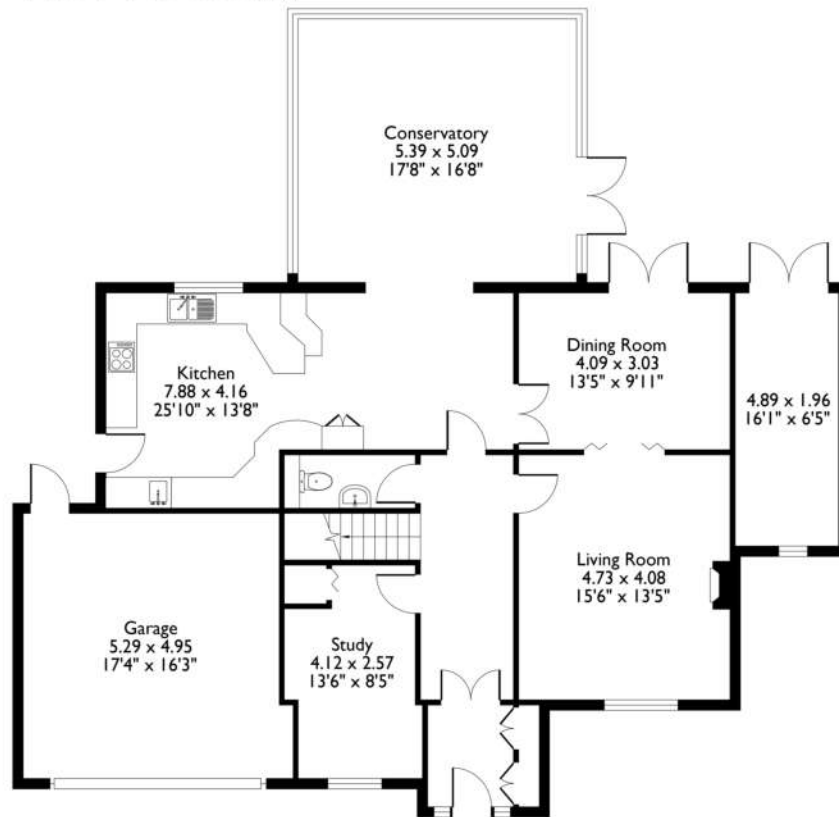
The national motorway network can be accessed via Junction 4 of the M40 at High Wycombe, whilst London Marylebone can be reached by direct train from High Wycombe in as little as 33 minutes.



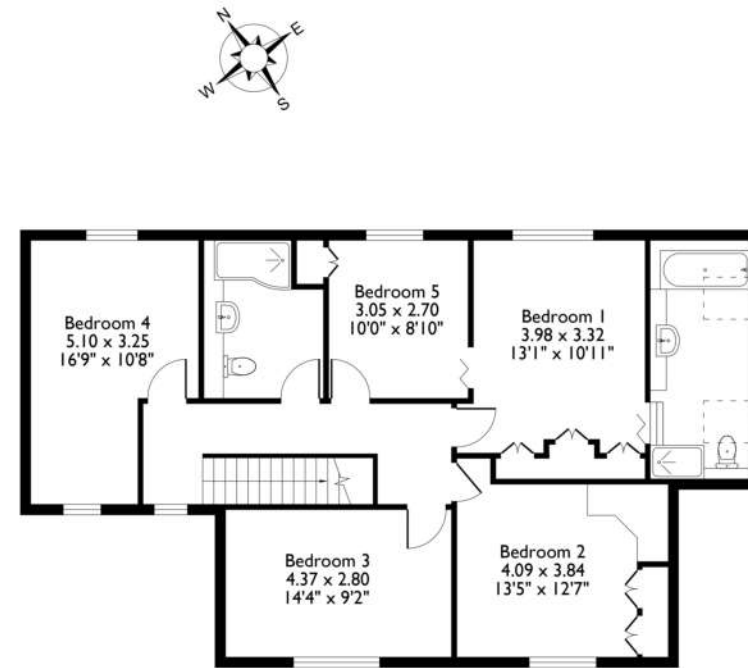


NOT TO SCALE

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Ground Floor



First Floor

19 Limmers Mead
Approximate Floor Area
House 251.13 sq m - 2703 sq ft
(Gross Internal Area)

This plan is for illustration purposes only.

