



Hillside
Heath End Road

TIM RUSS
& COMPANY



Hillside, Heath End Road, Great Kingshill, HP15 6HS

Successfully blending character with contemporary is this detached picturesque, period cottage with attractive, secluded wrap around gardens, close to open countryside yet accessible to public transport links.

Guide Price £935,000



A personal comment from the owner.

'We have loved living at Hillside. It is a privilege to have a home that is steeped in 300 years of history and that has likely been at various points a turkey farm and a cider brewery! Believed to be one of the oldest houses in Great Kingshill, its unique character has been added to over the years making it a series of special and spacious social areas. From the kitchen-living-diner with beautiful beams (some thought to be medieval); the Victorian dining room with its double aspect windows flooding the room with light through to sunset; and the cozy sitting room with its log burner - we love the variety and the freedom the house affords. Similarly the cottage garden is a series of separate spaces that can be used at different times of the year and the day, as the sun moves around the house from dawn to sunset, when we have enjoyed, often with lots of family and friends, shaded lunches and evening drinks basking in the late sun. And there is so much literally on the doorstep, as you cross the road and through the kissing gate opposite, where we are a short, safe walk through ancient woods to Peterley Manor Farm and The Polecat, all without seeing or crossing a road. We will leave Hillside with the fondest of memories as it continues its 300 years and counting of memories.'

The Property

Built we believe in the 1720's with Victorian and mid-20th century additions is this immaculately presented detached home, which offers a wealth of character and is situated off a small private drive.

There have been extensive and sympathetic renovations in recent years to provide an impressive kitchen/dining/family room with oak beams and part vaulted ceiling. There are views of the front and rear gardens, accessed via French doors, ideal for alfresco dining and entertaining.

There is excellent detailing throughout and in brief the accommodation comprises; original Victorian entrance porch, large reception hall, cellar, cloakroom, elegant dining room with cast iron fireplace, morning room opening to generous sitting room with open fireplace and French doors to seating area. There is a spacious and well-equipped kitchen/dining/family room with solid oak Shaker style painted units with an island work area. Granite work surfaces, integrated appliances, and spiral staircase to the hay loft bedroom three and oak door leading to utility room.

Proceeding to the first floor is a spacious landing leading to a main bedroom with luxury size and refitted ensuite shower room and guest bedroom served by a modern bathroom.

Outside

There is driveway parking and gated access to Hillside which is surrounded by colourful flower/shrub borders with seating areas, well-tended lawns, and a secluded view by hedges. The garage has been converted to a home office/study.

Location

Great Kingshill village offers a Thai restaurant, local Spar store and picturesque common where cricket is played. There is an excellent gastro pub; The Full Moon at nearby Little Kingshill. Great Missenden offers a frequent train service into Marylebone and at Amersham there is an alternative rail service into London via Baker Street.

High Wycombe provides a centre for major retail outlets and supermarkets including the renowned Eden Shopping centre. For families there are a number of sought after schools available in the area, notably the Royal Grammar school (boys) in High Wycombe, also John Hampden (boys) and Wycombe High School (girls).

The M40 can be joined at junction 4 High Wycombe with easy accessibility to the M4 (Heathrow) and the M25. At Handy Cross is the hub development to include a state-of-the-art leisure centre, full-size Waitrose and more.



Mortgage

Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

Directions

Post code for Sat Nav: **HP15 6HS**

Viewings

Strictly by appointment only.

Additional Information

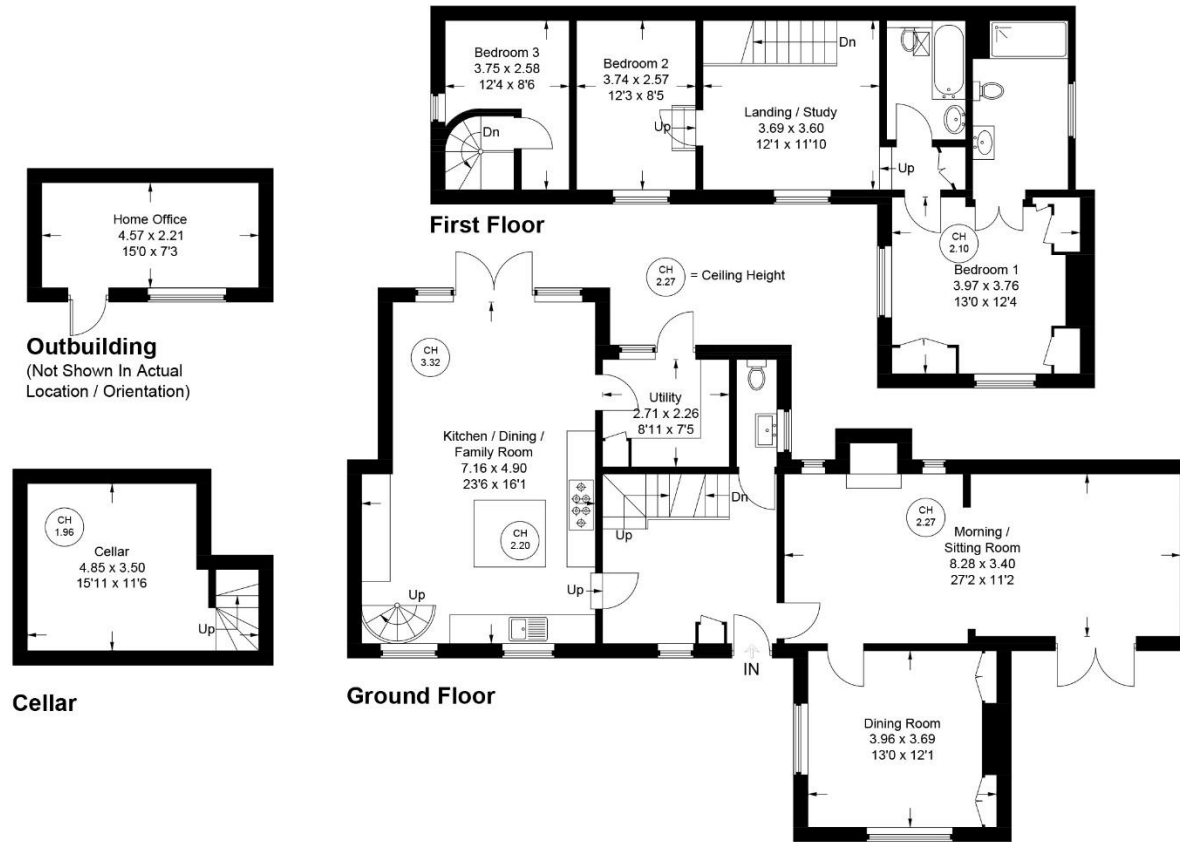
Council Tax Band: G

Tenure: Freehold

Ref: HTR2121

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		





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Approximate Gross Internal Area
 Ground Floor = 101.3 sq m / 1090 sq ft
 First Floor = 61.5 sq m / 662 sq ft
 Cellar = 14.6 sq m / 157 sq ft
 Outbuilding = 10.1 sq m / 109 sq ft
 Total = 187.5 sq m / 2018 sq ft

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

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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