



4 Old Heatherdene
Great Kingshill

TIM RUSS
& COMPANY



4 Old Heatherdene Common Road, Great Kingshill, Bucks, HP15 6EZ

A picturesque brick and flint detached home of character, set in a wonderfully quiet location, just a stroll to Great Kingshill Common, shops and highly regarded schools nearby.

£875,000



The Property

Offered for sale for the first time since being built, and with no onward chain, is this rarely available four double bedroom, detached family home. The property benefits from a high quality conservatory addition with patio doors opening to a beautiful, well stocked professionally managed rear garden.

The accommodation is in very good decorative order. The welcoming entrance hall leads to the cloakroom, the kitchen/breakfast room with integrated appliances, a door to the integral garage, to the light and airy sitting room with feature fireplace and double doors to the rear garden, and to the separate dining room with doors to a delightful conservatory, also opening to the rear garden. There is a modern Stiltz lift going from the dining room up to the study/bedroom 4, which is an excellent feature for anyone with mobility issues, which can be removed and made good if required.

On the first floor can be found the principal bedroom suite, enjoying views of the Common, with fitted wardrobes and ensuite bathroom, three further double bedrooms, all served by the well appointed family bathroom.

Outside

The private and secluded walled garden is undoubtedly a very attractive feature of the home and provides the perfect backdrop to relax and entertain, with patio area directly behind, leading onto lawn with well stocked flower and shrub beds providing a good degree of year round interest.

To the front there is ample driveway parking for three cars leading to a single integral garage with up and over door.



Location

Great Kingshill is a popular Chiltern Village with country walks through fields and woodland and The Chiltern Cycleway.

The local village store caters for day to day needs at the end of the lane along with the picturesque village common where you will find the cricket club and local play park. There are excellent restaurants nearby including Thai Kingshill, Lounge India, The Polecat, The Full Moon with both Great Missenden and Prestwood nearby offering a range of shops and an 18 court tennis club. High Wycombe providing a centre for major retail outlets and supermarkets.

For families you are in catchment area for excellent primary and high schools including Wycombe High Girls Grammar, The Royal Grammar, John Hampden Grammar, Pipers Corner for girls (private), Holmer Green, The Misbourne, Great Kingshill Combined.

Nearby train stations at High Wycombe (3 miles) and Great Missenden (2.3 miles) offer regular direct mainline routes to Marylebone, approx. 30 mins. The M40 can be joined at junction 4 High Wycombe with easy accessibility to the M4 (Heathrow) and the M25.



Directions

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

Viewings

Strictly by appointment only.

Mortgage

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

Additional Information

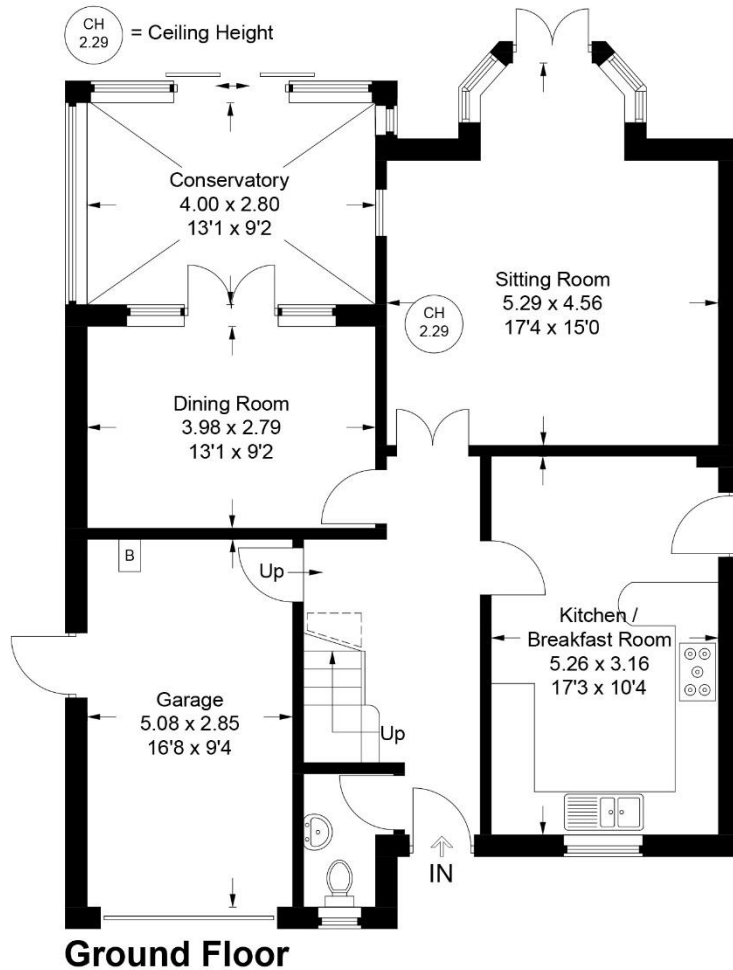
Council Tax Band: G

Tenure: Freehold

Ref: HTR2148

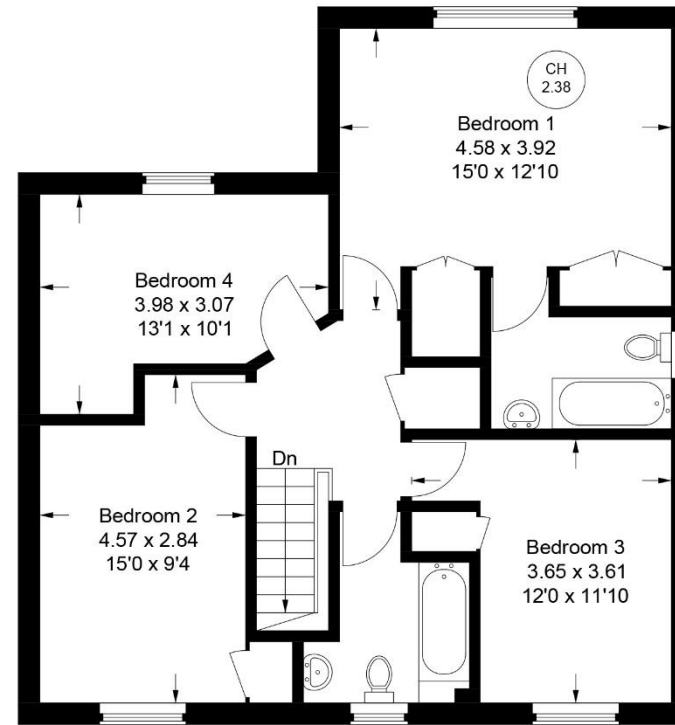
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Ground Floor

= Reduced headroom below 1.5m / 5'0



First Floor

4 Old Heatherdene, Common Road, HP15 6EZ

Approximate Gross Internal Area

Ground Floor = 92.3 sq m / 993 sq ft (Including Garage)

First Floor = 72.3 sq m / 778 sq ft

Total = 164.6 sq m / 1771 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.



TIM RUSS
& COMPANY

5 Penn, Road, Hazlemere, Bucks, HP15 7LN

T: **01494 715544**

E: hazlemere@timruss.co.uk

www.timruss.co.uk