



Robin Cottage, 4 Robin Close, Great Kingshill - HP15 6EQ

Offers Over £1,000,000

TR TIM RUSS
& Company



Robin Cottage, 4 Robin Close

Great Kingshill

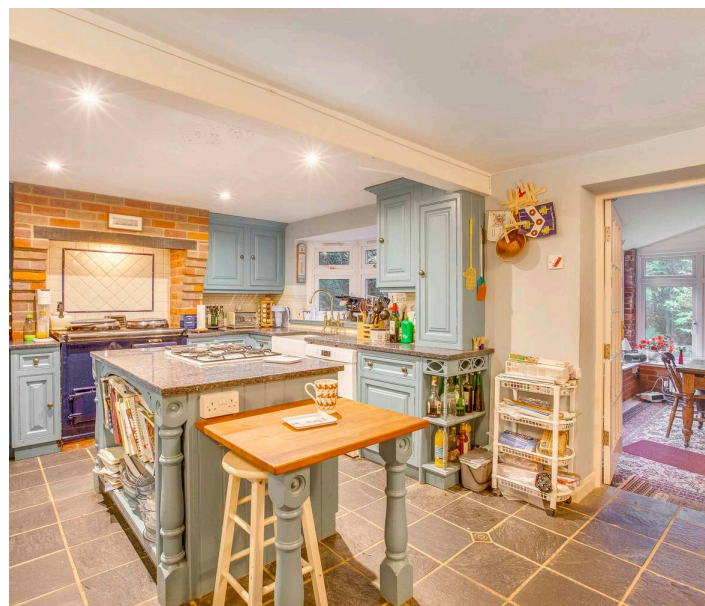
- Offered for sale with no onward chain
- Rarely available picturesque brick & flint detached character home
- Quiet cul de sac location
- Walking distance to Great Kingshill common, transport links & amenities

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.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

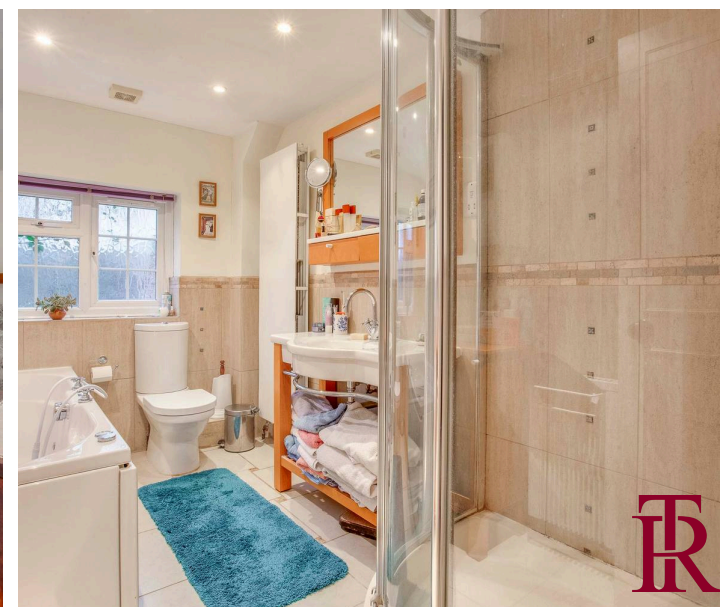


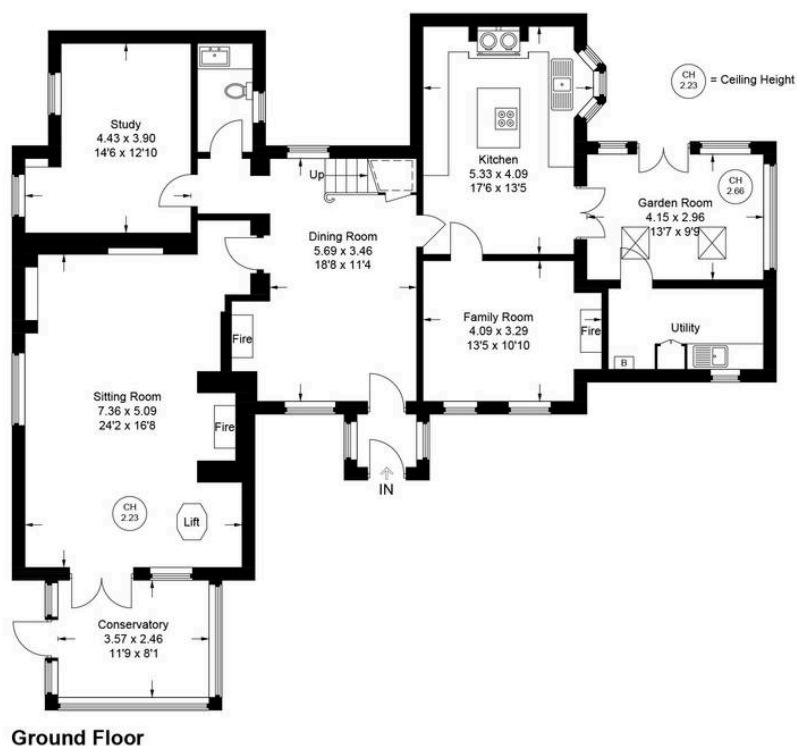
Successfully blending character with contemporary is this detached picturesque, period cottage with attractive, secluded wrap around gardens, close to open countryside yet accessible to public transport links.

Rare to the market and offered for sale with a complete onward chain is this substantial period home set in a quiet cul de sac with delightful wrap around gardens. This picturesque brick & flint property offers approx. 2771 sq ft of well-balanced accommodation plus a fantastic detached double garage/workshop, ideal for the car enthusiast.

The accommodation in brief comprises of entrance porch leading to dining room with feature open fireplace and stairs to first floor. Delightful kitchen/breakfast room with Aga and a range of hand painted base and eye level units, central breakfast bar with hob and granite worktops. Door to family room with feature fireplace, double doors and step down to garden room and separate and useful utility housing further storage and boiler. The impressive double aspect drawing room is a real feature of this lovely home with beautiful inglenook fireplace and lift to first floor, double doors lead to the conservatory which overlook the front and side gardens. Also on the ground floor can be found the generous L shaped study and downstairs cloakroom.

To the first floor you can find the Principal bedroom suite with an array of built in wardrobes, lift access to ground floor and well-appointed ensuite bathroom. Four further double bedrooms are served by the family shower room.





Robin Cottage, 4 Robin Close, HP15 6EQ

Approximate Gross Internal Area
 Ground Floor = 153.0 sq m / 1647 sq ft
 First Floor = 104.4 sq m / 1124 sq ft
 Double Garage / Workshop = 53.0 sq m / 570 sq ft
 Total = 310.4 sq m / 3341 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 and Company

5 Penn Road, Hazlemere, Buckinghamshire, HP15 7LN

01494 715544 • hazlemere@timruss.co.uk • timruss.co.uk/

