



## 2 Homelands Gardens, Great Kingshill - HP15 6DP

Guide Price £825,000

**TIM RUSS**  
& Company





- Within a short stroll of the picturesque Common, village shop and popular Thai restaurant
- The property forms part of a small private close of only five houses
- Built of attractive old stock brick this detached family home offers versatile accommodation which could be adapted to create an annex

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.

**Council Tax band: G**

**Tenure: Freehold**

**EPC Energy Efficiency Rating: C**





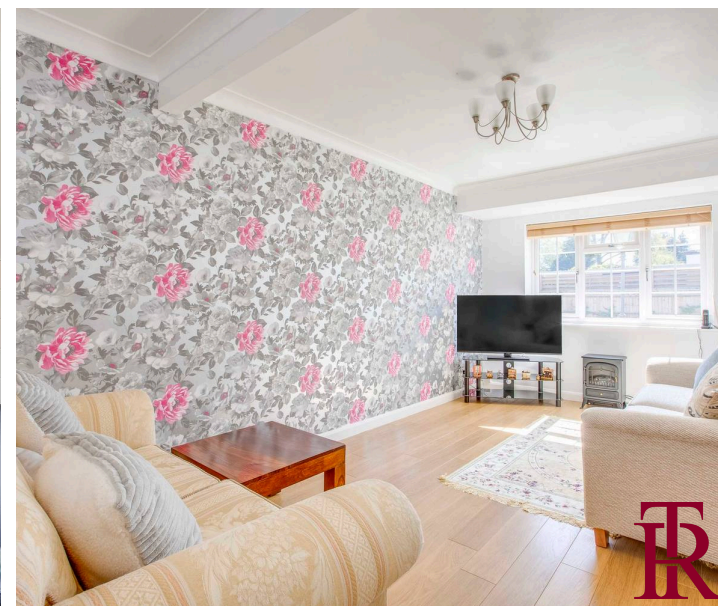
Nestled within a sought-after location, this charming house is ideally positioned within a short stroll of the picturesque Common, village shop, and a popular Thai restaurant. Situated in a small private close comprising of only five houses, this property exudes a sense of exclusivity and tranquillity.

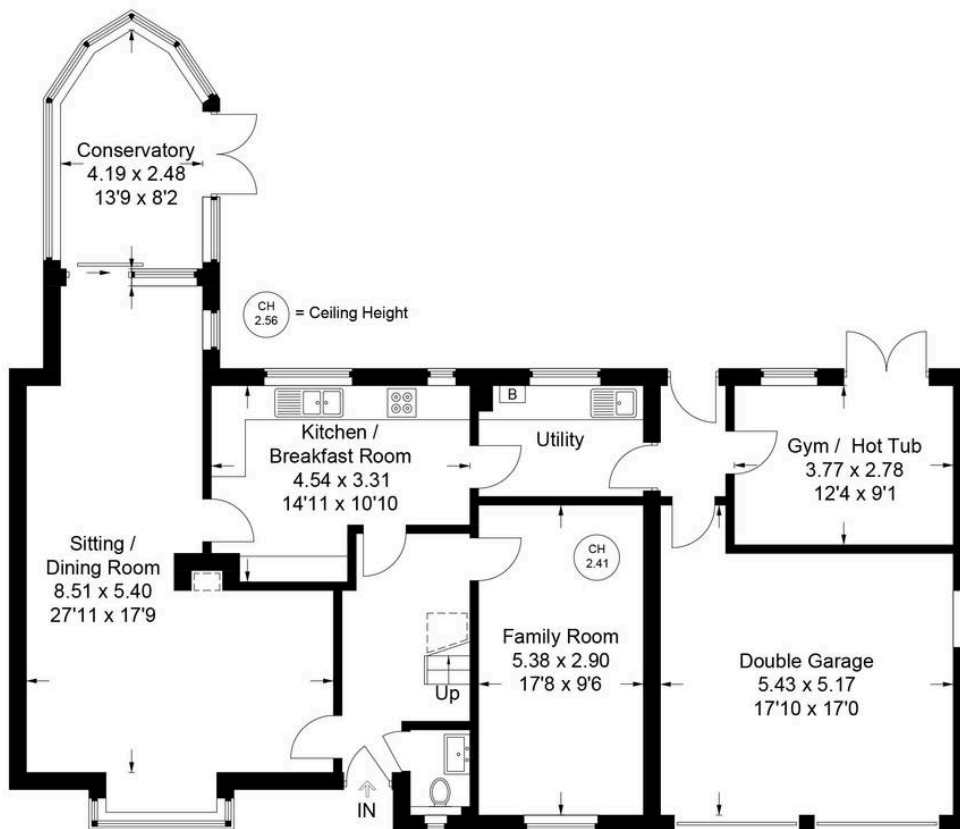
Crafted from attractive old stock brick, this detached family home boasts versatile accommodation that can be effortlessly adapted to create an annexe, offering flexibility to cater to diverse lifestyle needs. Upon entering, you are greeted by a welcoming entrance hall featuring a convenient downstairs cloakroom and access to the family room.

The L-shaped sitting/dining room is a focal point of the home, featuring a cosy log-burning stove and seamlessly flowing into a conservatory, providing a relaxing space to unwind or entertain. The kitchen/breakfast room showcases elegant granite worktops and leads to a utility room, offering practical and well-appointed facilities for daily living.

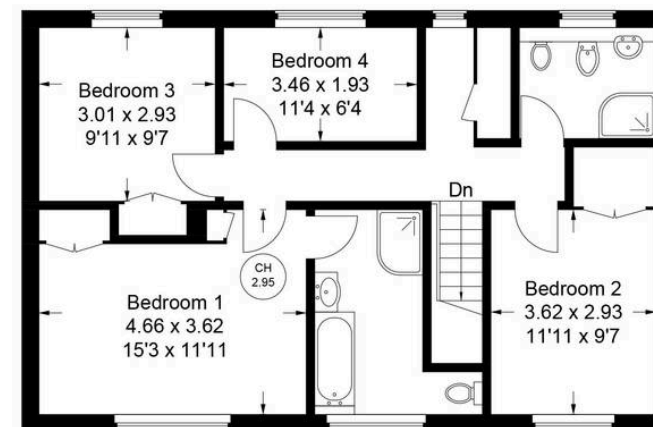
The main bedroom is a luxurious retreat boasting a large ensuite bathroom with a separate shower, providing a private sanctuary for relaxation. Two additional double bedrooms and a single room, currently utilised as a home office, are serviced by a well appointed family shower room.

The property is further enhanced by a wide rear garden, offering a serene outdoor haven with a paved seating area leading onto a level lawn, enveloped by mature hedging, providing privacy and seclusion. Ample driveway parking leads to an attached double garage, which also features a gym/hot tub to the rear, offering additional lifestyle amenities.





**Ground Floor**



**First Floor**

## 2 Homelands Gardens, HP15 6DP

Approximate Gross Internal Area

Ground Floor = 92.9 sq m / 1000 sq ft

First Floor = 73.8 sq m / 794 sq ft

Double Garage / Gym / Hot Tub = 39.2 sq m / 422 sq ft

Total = 205.9 sq m / 2216 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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