



Estate Agents  
**Hurst**

6 Lime Tree Close, Great Kingshill, Buckinghamshire, HP15 6EX

£800,000

# 6 Lime Tree Close, Great Kingshill, Buckinghamshire, HP15 6EX

A rare opportunity to acquire this extended, four/five bedroom, detached family home that offers the new owners vast and flexible accommodation throughout, whilst appearing to lends itself to further expansion subject to obtaining the relevant planning permissions. Situated on a very good sized plot and located in the heart of Great Kingshill the property offers superb access to local schools and is also conveniently positioned for transport links including the mainline railway from both High Wycombe & Great Missenden stations. The accommodation includes; entrance porch, hallway, sitting room, dining room, guest cloakroom, fitted kitchen, utility room which provides access to the garage, study/bedroom five with en-suite/wet room and doors to rear garden, master bedroom with en-suite, guest bedroom with en-suite and two further bedrooms and family bathroom. The property also benefits from; gas central heating, double glazing, double garage and driveway parking for two vehicles and a secluded rear garden with large patio area. Great Kingshill enjoys a pretty village green with an active cricket club, nearby grocery store, pub and restaurant.

Buckinghamshire is also renowned for its high standard of education which includes local Grammar Schools and independent schools catering for children of all ages. Lime Tree Close 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.



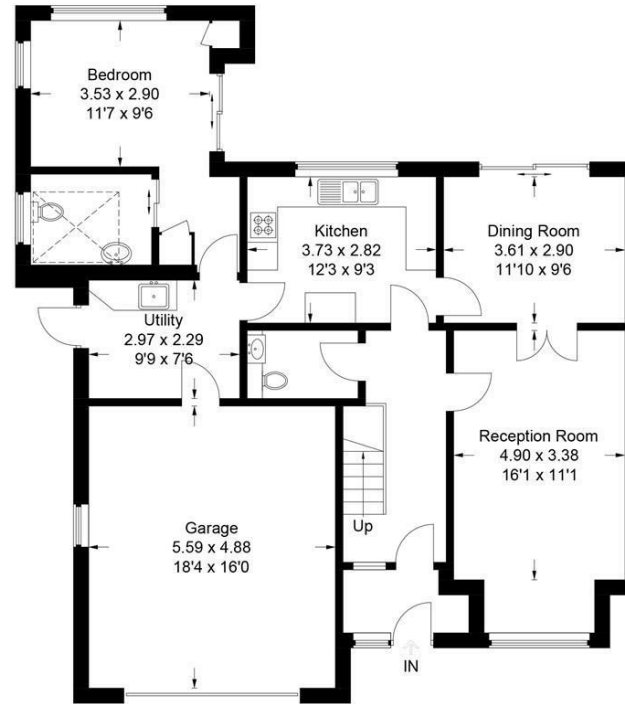
- **SPACIOUS DETACHED FAMILY HOME**
  - **DOUBLE GARAGE & DRIVEWAY**
  - **FOUR BATHROOMS & GUEST CLOAK**
    - **KITCHEN & UTILITY ROOM**
- **ENCLOSED AND SECLUDED REAR GARDEN**
  - **NO CHAIN**
    - **IDEAL FAMILY HOME**
- **QUIET CUL-DE-SAC LOCATION**
  - **SOUGHT-AFTER VILLAGE**
  - **EARLY VIEWING ADVISED**



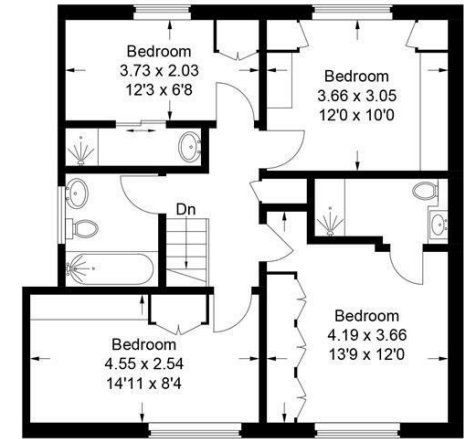




Approximate Gross Internal Area  
 Ground Floor (Including Garage) = 115.8 sq m / 1,246 sq ft  
 First Floor = 62.6 sq m / 674 sq ft  
 Total = 178.4 sq m / 1,920 sq ft



**Ground Floor**



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken 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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