

Spurlands End Road, HP15

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Mulberry House is a one-of-kind architecturally designed luxury lifestyle home, with landscaped southwest facing gardens located in the sought-after 'Kingshills'.

- 5 Double Beds, 3 Baths, 3 Receptions
- Highly Sought After Chilterns Village
- Over 3,500 Sq Ft
- Premier Road/Ongoing Investment Potential
- Spurlands End Road, HP15
- Highly Regarded Schooling: Local, Private & Grammar
- Luxury Lifestyle Interiors
- Stunning Luxurious Principal Bedroom Suite
- Summerhouse/Outdoor Office Space with Electric/Wifi Connection

Mulberry House is set well back behind Estate railings on the highly regarded Spurlands End Road. This attractive character home is set off beautifully against the spacious Cotswold stone gravel driveway which allows parking and turning for several vehicles.

ENTRANCE & GROUND FLOOR

A pretty brick and oak pillared storm porch which provides access to the front entrance leading into the elegant double height vaulted hallway with feature oak staircase creating a striking first impression. This central practical bright open space leads onto all the ground floor reception areas including a formal family living/music room, cinema room/snug, spacious flowing open plan living/kitchen/dining area and utility, study, downstairs cloakroom and ground floor bedroom suite. Of particular note is the expansive bright and light free-flowing space of the open plan kitchen/dining/living area which really forms the heart of the home, perfectly designed for both everyday living and entertaining with bi-folding doors opening onto a large sun/entertainment ►





► terrace laid to large charcoal flagstone floor tiles.

FIRST FLOOR

A sweeping staircase rises elegantly to the first floor, where the accommodation continues to impress. The principal bedroom suite really is a luxurious retreat, complete with an expansive and relaxing en-suite bathroom with under floor heating, a separate wet room shower and designer marble tiling, freestanding contemporary bath in its own separate area, double sinks, a dressing room and even a private south facing glass framed

balcony to watch the sun go down! Four further double bedrooms provide ample accommodation for family and guests and the current owners are using one of the double bedrooms as a gym/yoga/Pilates/relaxation room. Two modern bathrooms (Family bathroom with underfloor heating) serve the additional bedrooms with style and convenience.

LOCATION

Mulberry House is situated in the highly desirable location of Great Kingshill, one of the highly sought after 'Kingshills Villages', close to Great Missenden. Offering easy access to a variety of countryside walks through the Chiltern woodlands and rolling hills—ideal for dog walkers, cyclists, and ramblers. A short 10-minute drive gets you to a multitude of beautiful country walks including one of the current owner's favourites for summer evening picnics at Coombe Hill – stunning views overlooking Chequers and, on a clear day, seeing 5 counties.

SCHOOLING

The area is renowned for its outstanding local, private and grammar schooling at all levels and several high-performing grammar schools Beaconsfield High School, Dr Challoners, Royal Grammar School and John Hampden Grammar School. Highly regarded private schools such as Wycombe Abbey, Pipers Corner School, Berkhamsted, Davenies, High March, The Beacon and Godstowe and many more, attracting families to this area.

TRANSPORT

Despite its peaceful rural feel, the property is within easy reach of Amersham, Beaconsfield and Great Missenden offering Chiltern Line and Metropolitan Line rail services to London Marylebone and Baker Street in around 20–40 minutes, making this an ideal location for commuters. Motorway access is available at High Wycombe at Junction 4 of the M40 and Chorleywood at Junction 17 of M25 and Hemel Hempstead at Junction 8 of the M1. Heathrow and Luton Airport are approx 23 and 32 miles distant.





LOCATION

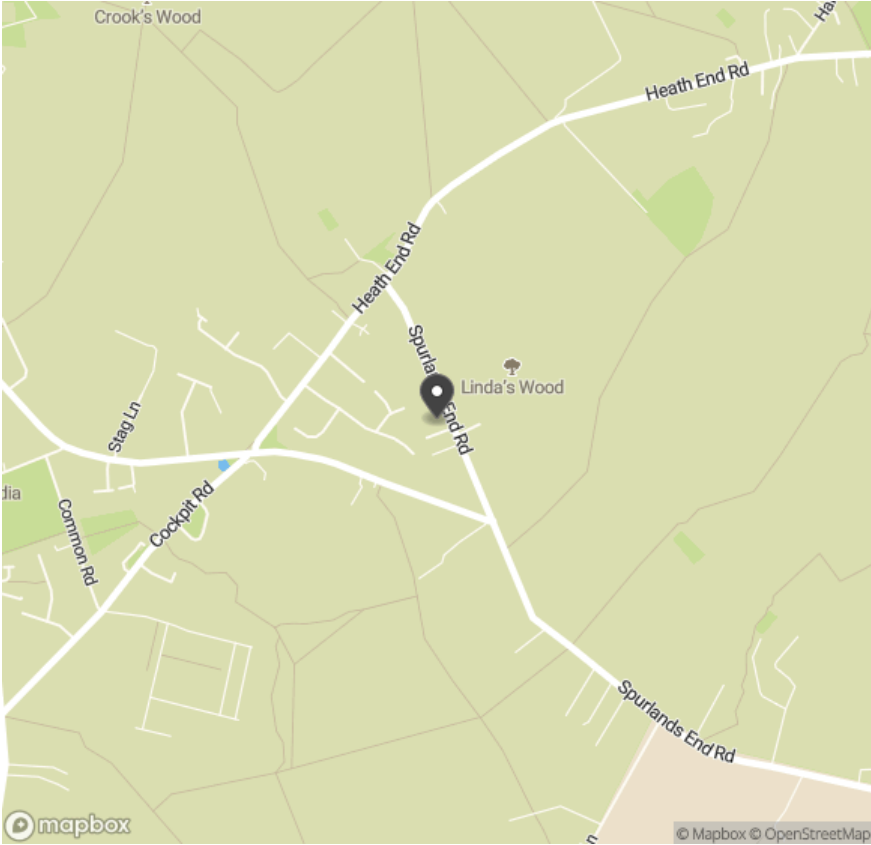


Property location

ENERGY PERFORMANCE
CERTIFICATE (EPC)

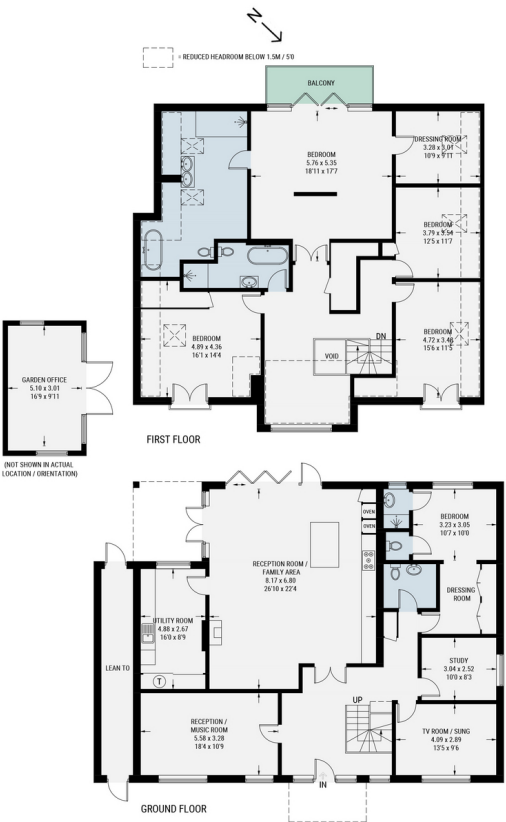
Current: 79

Potential: 83



FLOOR PLAN

3573 sq ft (331 sq m)



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