



Trecento, Missenden Road, Great Kingshill, Buckinghamshire, HP15 6DN

A truly wonderful, immaculate, four bedroom detached family home located in the picturesque village of Great Kingshill. Available with no onward chain.

Entrance Hall | Cloakroom | Study/Family Room | Kitchen/Garden/Sitting Room | Utility Room | Two Double Bedrooms | Single Bedroom | Principal Bedroom With Dressing Area, En-Suite | Family Bathroom | Night Cloakroom | Large In-Out Driveway | Double Garage | Generous Rear Garden With Patio | No Onward Chain |

'Trecento' is a stunning four bedroom detached family home, located in the village of Great Kingshill. Over the years, the property has been thoughtfully improved by the current owners to provide a high quality finish throughout, including recently fitted double glazing, feature windows and sliding patio doors, providing an abundance of natural light. This impressive property sits in a generous plot with a large in/out driveway.

The quality of the interior is apparent with the warm, Chinese Acacia, wood flooring throughout the ground floor. Off the entrance hall is a cloakroom and double aspect study/family room. The heart of this family home is the kitchen, with breakfast bar leading seamlessly into the impressive 33' dining/family room, which in turn leads to a cozy sitting room. The high quality kitchen features a range of wall and floor mounted cream, shaker style units with the usual modern appliances including two double Neff ovens and five ring Neff induction hob, all set within granite worktops. A handy inner lobby provides a utility area and access to the rear garden. The breakfast bar with seating area and wine cooler, provides a link to the dining/family room with large feature windows and sliding patio doors, giving access to the ceramic tiled patio and garden beyond. The cozy sitting room, with front aspect, completes this modern, family living space.

Upstairs are four generous bedrooms, all with views over the garden. Three of the bedrooms are serviced by a family bathroom with a feature roll top bath and separate night cloakroom. The principle bedroom benefits from a triple aspect, including a feature side window, dressing room and four piece en-suite bathroom. The garden is a wonderful feature of the property with a stunning, ceramic tiled patio area.

The generous, south west facing, garden is laid mainly to lawn bordered by mature box hedging. There is also a 20 x 16 garage with remote electric door to front and rear up and over door. No onward chain.

Price... £1,095,000 Freehold



LOCATION

Great Kingshill is a pretty village with the benefit of the usual facilities including a village shop, pubs, two restaurants, village hall, schools, including local private school for girls and cricket on the village green. For more extensive facilities and schooling, nearby villages of Great Missenden and Prestwood provide shopping and social amenities, with a mainline rail link from Great Missenden to Marylebone. The towns of Amersham and High Wycombe are both easily accessible.

DIRECTIONS

From our office in Prestwood, continue along the Wycombe Road towards the village of Great Kingshill. The property is on the right hand side shortly before the turning to Pipers Lane as identified by a Wye Country board.

Additional Information

Council Tax Band G
EPC Band D

School Catchment

Great Kingshill CofE Combined School Boys' Grammar – The Royal Grammar School, John Hampden Grammar Girls' Grammar – Wycombe High School, Beaconsfield High Upper School/All ability – Holmer Green, Sir William Ramsey (We recommend you check accuracy and availability at the individual schools)

MORTGAGE

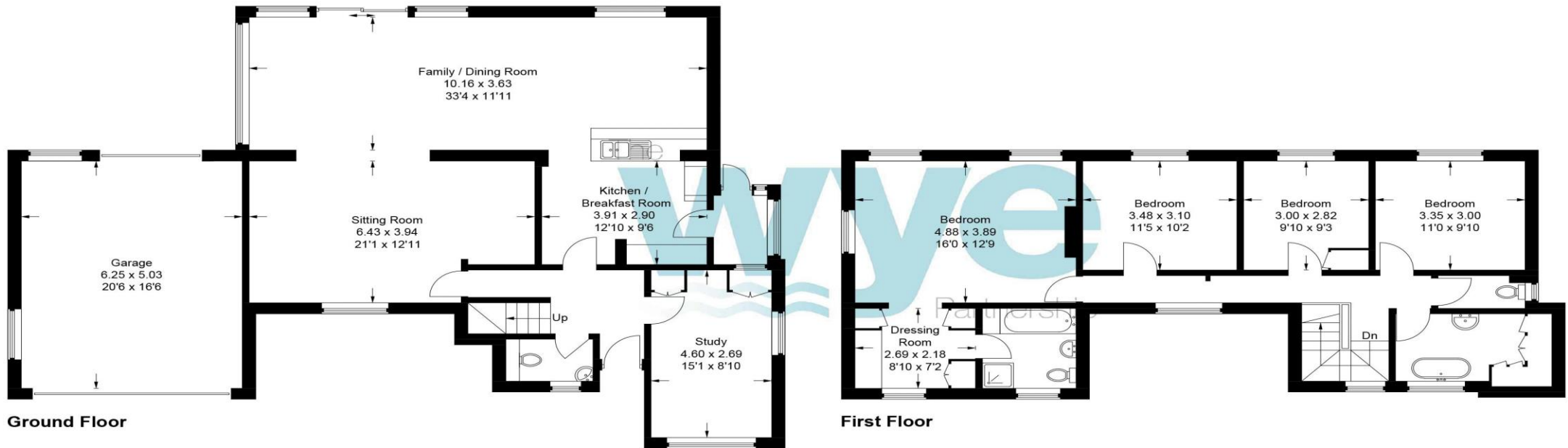
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



Trecento

Approximate Gross Internal Area
Ground Floor = 102.0 sq m / 1,098 sq ft
First Floor = 82.2 sq m / 885 sq ft
Garage = 30.9 sq m / 333 sq ft
Total = 215.1 sq m / 2,316 sq ft



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.

© CJ Property Marketing Ltd Produced for Wye Country

120 High Street, Prestwood, Buckinghamshire, HP16 9HD
01494 868 000
prestwood@wyecountry.co.uk
wyeres.co.uk

The **wye** Partnership