



Long Parish, Great Kingshill, Buckinghamshire, HP15 6EW

*An outstanding, bay fronted, detached chalet bungalow with three double bedrooms and three bathrooms. Presented to a high standard throughout with a wonderful kitchen/diner and separate living room, both leading to a beautifully landscaped garden with Spa House, housing a Swim Spar.*

Gated Pavior Driveway | Storm Porch | Entrance Hallway | Three Bedrooms | Two En-Suites | Walk in Wardrobe | Inner Lobby | Shower Room | Kitchen Diner | Sitting Room | Utility Room | Inner Store Room/Wine Cellar | Garage | Landscaped Gardens | Spar House with Swim Spar | Garden Shed |

Approached via a gated pavior driveway and landscaped garden, with double bay-fronted windows, this charming and attractive property genuinely has curb appeal. A slate path and shallow steps lead to the front door with storm porch and the house is accessed via an entrance hall with warm solid oak flooring running the length of the entrance hall into an inner lobby and through to the kitchen/diner.

To the front of the property are two double bedrooms with built in wardrobes and en-suite to bedroom two, with fully tiled walls, bath with rain shower over, wc and vanity hand wash basin. The inner lobby provides access to all reception rooms, stairs to the first floor and an additional bathroom with walk in shower. To the rear of the house, with access to the garden via patio doors, is a substantial living room with a feature brick built fireplace with inglenook log burner, inset log storage and feature beam providing a focal point. Truly the heart of the home is the spacious and outstanding kitchen/diner. The well appointed kitchen benefits from a range of wall and floor mounted units with granite works tops and the usual integrated appliances, including five ring inset gas hob and NEFF double oven and combi oven. A breakfast bar separates, yet links the kitchen to the dining area with space for a large dining table and patio doors linking to the garden. A handy utility room with floor mounted units, cast iron sink and space for washing machine and drier, then leads to an inner storage area with feature wine cellar with glass ceiling door. The front of the garage provides perfect space for bike storage.

Upstairs is a large principle bedroom with velux windows and rear aspect over the garden. There is a walk in wardrobe and generous en-suite with a 'slipper' bath, walk in shower and twin vanity hand wash basins.

Outside are the stunning landscaped rear gardens. Enclosed by mature hedging and fencing, there is an initial patio area perfect for entertaining and a raised lawn with additional barbeque area and inset path leading to the Spa House. At over 28' in length, this amazing addition to the property provides a seating area, perfect for a home office/hobbies room and also houses a 'swim spar' for the fitness enthusiasts. A further shed and log store to the rear complete this unique garden.

**Price... £945,000 Freehold**



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## LOCATION

Great Kingshill is a pretty village with the benefit of the usual facilities including a village shop, pubs, village hall, schools 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, turning left into Stag Lane. The property can be found a short distance on the left hand side.



## Additional Information

EPC EER Rating C

Council Tax Band E

## 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.*

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# Long Parish

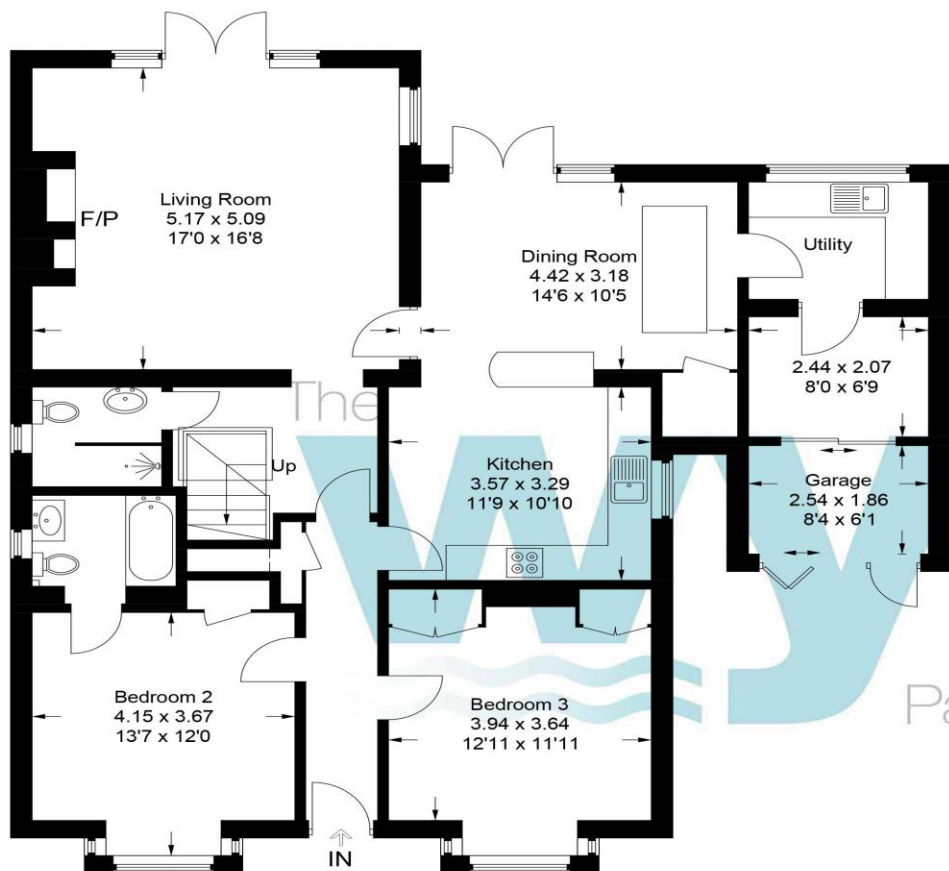
Approximate Gross Internal Area (Including Eaves)

Ground Floor = 128.2 sq m / 1380 sq ft

First Floor = 44.5 sq m / 479 sq ft

Outbuilding = 37.8 sq m / 407 sq ft

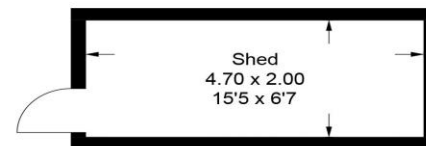
Total = 210.6 sq m / 2266 sq ft



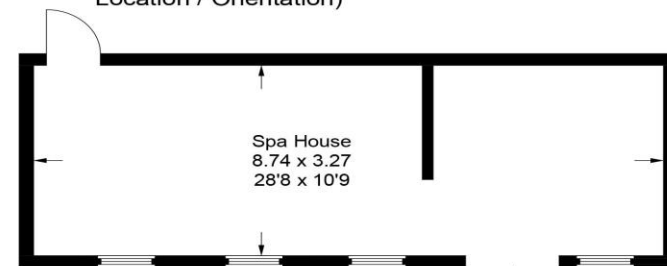
**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

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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The **wye** Partnership