



Honeysuckle Cottage, 3 Country Lane, Great Kingshill, Buckinghamshire, HP15 6HH

An immaculately presented, and newly updated, four bedroom "Country Craftsman" home quietly located in a private lane in the village of Great Kingshill. The property appears to be an authentic period property but underneath the "aged" skin the house has all the benefits of a warm and comfortable modern home including a new, hand-built, bespoke Simon Taylor kitchen and luxurious en-suite walk in shower room.

Entrance Hall | Sitting Room | Kitchen/Breakfast Room | Utility Room | Dining Room | Snug | Cloakroom | Conservatory | Master Bedroom with Ensuite Shower Room and Dressing Room | Three Further Bedrooms | Family Bathroom | Double Garage | Driveway Parking | Private Rear Garden

"Honeysuckle Cottage" was built by Country Craftsman, award-winning local builders, who created authentic replicas of lovely, brick and flint cottages with feature beams all with the benefit of modern foundations, insulation, proper electrics and modern plumbing. The property has been upgraded by the last two owners; the previous one adding a bespoke conservatory and the current owners having replaced the fitted kitchen, utility room, cloakroom and ensuite shower room and also created a wonderful bespoke study/library/cinema room with hand built furniture from Simon Taylor Furniture, Aylesbury. This quality refurbishment also includes less glamorous, but equally as important, improvements such as a new boiler, repainted interior and exterior, new water softener and new fencing, to name but a few.

The entrance hall, dining room and snug have been fitted with quality Karndean LVP oak flooring. The kitchen is on the left of the entrance. Recently and luxuriously refitted with a range of two-tone, soft, grey painted Shaker-style cupboards with a central island all fitted with Caesarstone work tops and incorporating top-quality Miele integrated appliances. The refitted (matching) utility room is off the kitchen with a door to the outside and into the double garage. The adjacent dining room is immaculate with a window to the rear and attractive exposed beams. The snug leads off the dining room with a door through into the conservatory, overlooking the garden, with automatic remote controlled blinds for the summer and underfloor heating for the winter. The sitting room is triple aspect with more beams and a feature "wonky" window to the entrance hall. The focus of the room is the Inglenook fireplace with wood-burning stove, again, this is freshly decorated and carpeted.

Upstairs, there are four bedrooms; one of which is currently used as a study/cinema room. The master suite is rear aspect and has a luxuriously appointed ensuite, walk-in shower and adjacent dressing room (originally bedroom 5) with fitted cupboards and wardrobes. There is another generous bedroom with fitted cupboards above the garage and a family bathroom. The loft is accessed via a sturdy loft ladder giving easy access to a large boarded and carpeted loft the size of the footprint of the main house.

Outside, the the south-westerly facing back garden is a lovely extension to the property being stocked with perennial shrubs and flowers, giving year round interest, with both seating areas and a lawn. A recent addition is a lovely "Rain Tree" garden feature. The approach to the house is across the extremely pretty front garden. There is driveway parking for two cars at the front, in addition to a large double garage with lighting power and ample fitted storage.

Price... £1,050,000 Freehold



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 follow the Wycombe Road towards High Wycombe for approximately 2 miles. On entering Great Kingshill take the first turning on the left into Stag Lane (immediately before the white "gate") and follow this, it becomes Copes Road. At the bottom turn left and Country Lane is a small turning a short distance along on the left hand side.

Additional Information

Council Tax Band G
EPC Band C

School Catchments 2023/2024

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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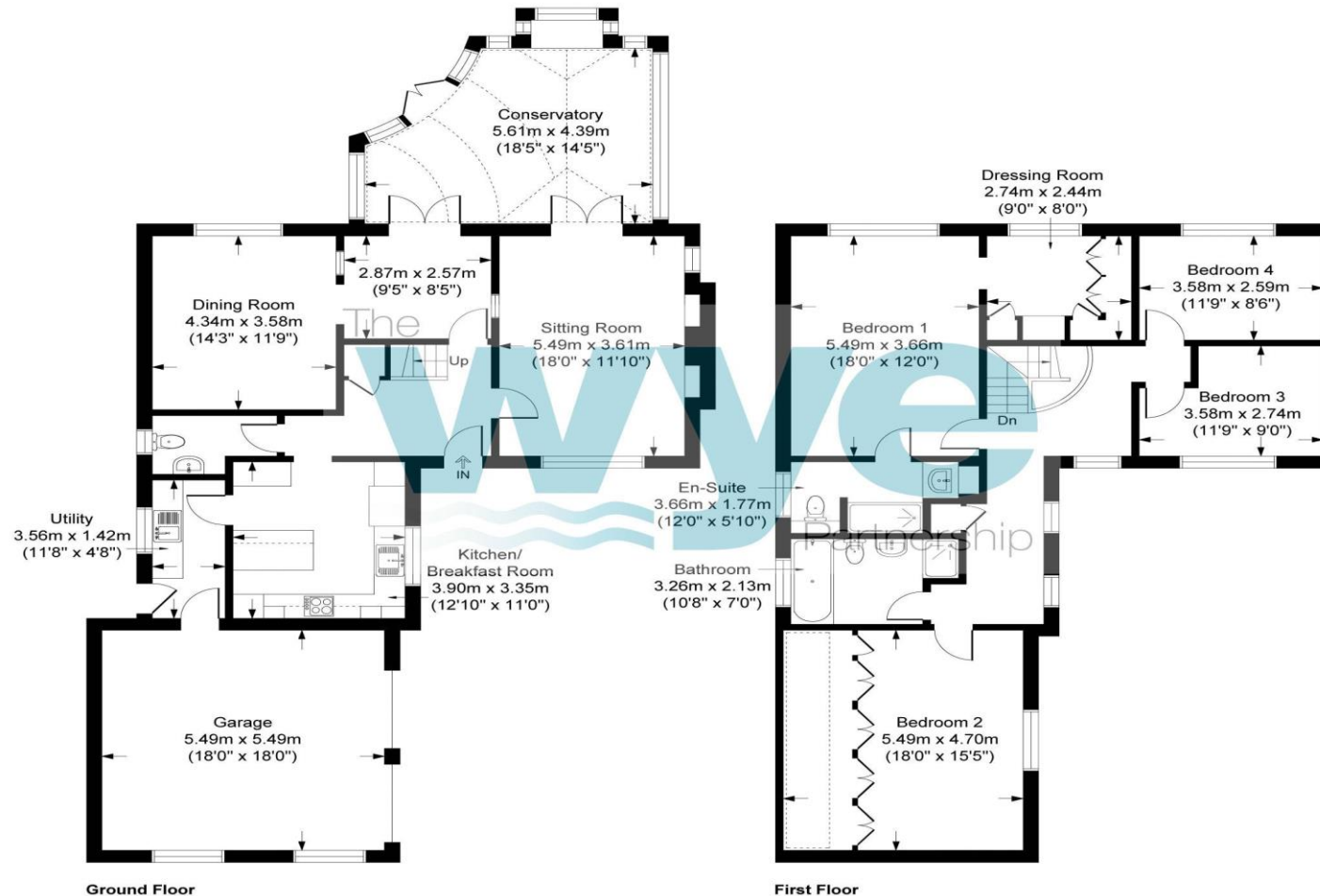
Approximate Gross Internal Area

Ground Floor = 102.4 sq m / 1101 sq ft

First Floor = 104.2 sq m / 1122 sq ft

Garage = 30.2 sq m / 326 sq ft

Total = 236.8 sq m / 2,549 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.

Produced For Wye Country

120 High Street, Prestwood, Buckinghamshire, HP16 9HD

01494 868 000

prestwood@wyecountry.co.uk

wyeres.co.uk

The **wye** Partnership