



70 St. Margarets Grove, Great Kingshill, Buckinghamshire, HP15 6HP

*A well-presented, three bedroom, detached, family home, ideally located in this popular cul-de-sac in the picturesque village of Great Kingshill.*

Entrance Hall | Cloakroom | Kitchen | Dining Room | Living room | Study/Family room | Three bedrooms | Family Bathroom | Gardens front and rear | Garage and driveway parking

This traditional property has been lovingly maintained by the current owners and with both a sitting room and dining room plus an extension providing a study/family room, there is more than enough space for a growing family.

A driveway provides off road parking to the front and leads to the garage.

The property is accessed via a storm porch and opens into a welcoming entrance hall with handy cloakroom. The well equipped kitchen overlooks the front of the property, with a range of white, floor and wall mounted units and a door to the side passageway.

The dining room, in the centre of the house, links, via an archway, to the light and spacious, double aspect, sitting room which overlooks the garden.

The useful study/family room is off the sitting room and benefits from double, patio doors leading onto the garden.

Upstairs, there are three, good-size bedrooms and the family bathroom. The principle bedroom enjoys a rear aspect over the garden and benefits from built in wardrobes. Bedroom two also has built in wardrobes and the third overlooks the front via a large window. The family bathroom is fitted with a white, three-piece, bathroom suite.

The pretty and enclosed back garden is accessed via patio doors from the study and also via the inner passageway from the kitchen. Laid mainly to lawn with mature hedging, shrubs and fenced borders the garden enjoys a high degree of privacy and has a patio area perfect for entertaining.

**Price... £600,000** *Freehold*



## LOCATION

Great Kingshill is a pretty village with the benefit of the usual facilities including a village shop, two restaurants, a village hall, schools and cricket on the village green. Nearby Little Kingshill has a great country pub called the Full Moon. 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, proceed out of the village toward Kingshill taking the turning into Stag Lane (by speed monitor) at the crossroads turn left into Heath End Road and then right into St Margarets Grove. Number 70 will then be found towards the end of the cul-de-sac on the right hand side.

## Additional Information

EPC Rating: C

Council Tax Band: F

## School Catchment

Infant/ Junior School: Little Kingshill Combined School, Great Kingshill Combined School

Boys' Grammar – The Royal Grammar School, John Hampden Grammar

Girls' Grammar – Wycombe High School, Beaconsfield High School

Upper School/All ability – The Misbourne School (Great Missenden)

(We recommend you check accuracy and availability at the individual schools)

## MORTGAGE

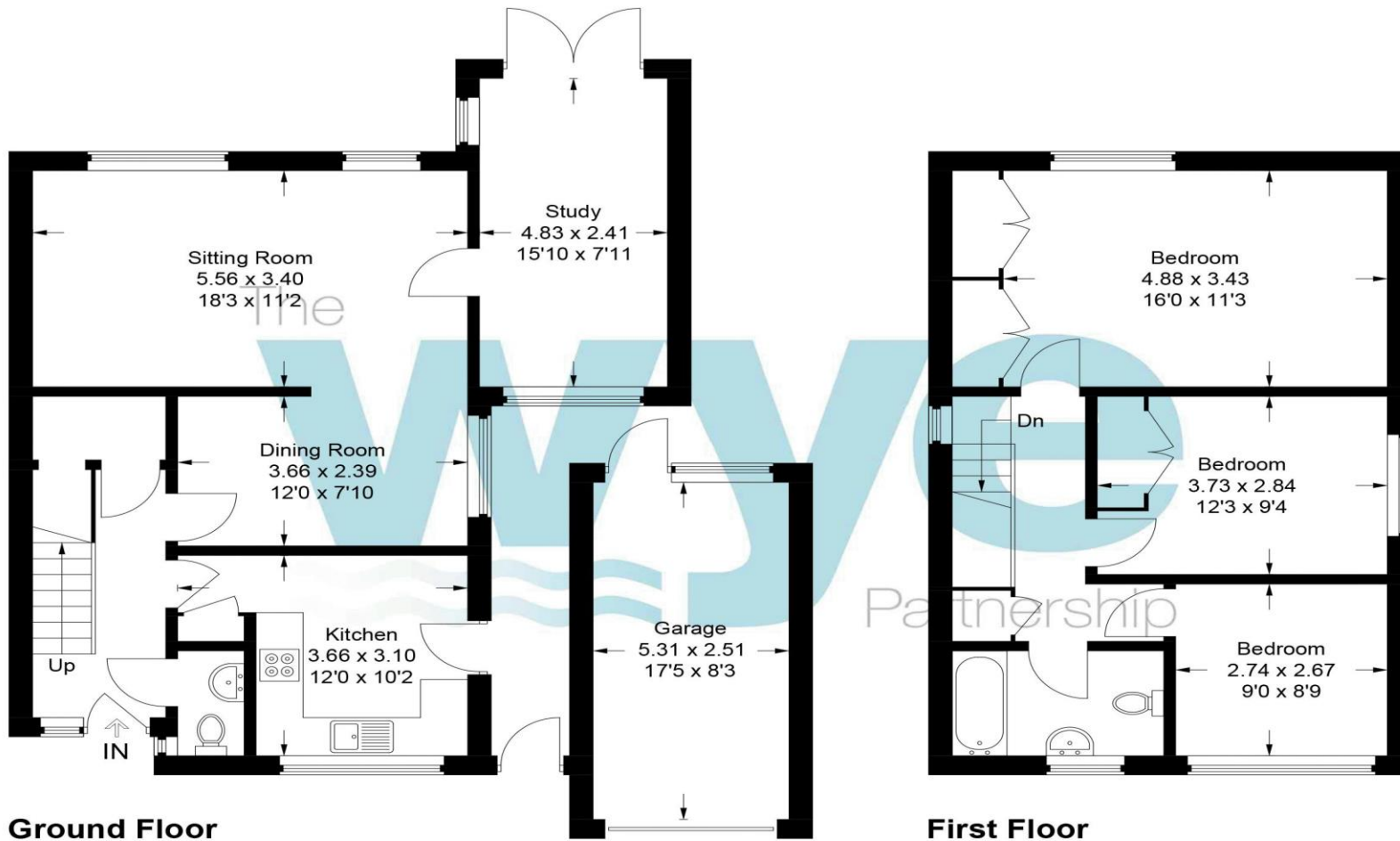
Contact your local Wye Country office who can introduce you to their Independent Financial Adviser

*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.*



# 70 St. Margarets

Approximate Gross Internal Area  
Ground Floor = 62.6 sq m / 674 sq ft  
First Floor = 51.1 sq m / 550 sq ft  
Garage = 13.4 sq m / 144 sq ft  
Total = 127.1 sq m / 1,368 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.

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