



Wyvern, Little Kingshill, Buckinghamshire, HP16 0DU

A much loved, and extended, four bedroom detached family home ideally located in the beautiful village of Little Kingshill in this popular cul-de-sac.

Entrance Hall | Cloakroom | Utility Room | Living Room | Dining/Family Room | Kitchen | Study | Four Bedrooms | En-Suite | Family Bathroom | Rear Gardens | Summer House | Driveway | Garage | Front Gardens |

A well presented, traditional, four bedroom detached family home ideally located in a quiet cul-de-sac in the popular village of Little Kingshill. Extended to the rear to provide a spacious dining/family room off the kitchen with direct access onto the rear garden.

The front of the house is extremely attractive, with a pretty garden, featuring two mature trees and pavior driveway, and path leading to the front door. Accessed via a generous, bright and welcoming, entrance hall with laminate wood flooring and a handy cloakroom, the property has an appealing flow to all reception rooms. With a front aspect is a cozy living room with log burner on a stone hearth, which leads to the dining/family room. At over 24' this really does provide the heart of the home with space for a seating and dining area. Two sets of patio doors link this room to the garden and two velux roof windows further enhance the natural light.

Also off the dining/family room is the well equipped kitchen with a range of wall and floor mounted units, solid wooden counter tops, range cooker and space and plumbing for an American style fridge freezer. An excellent size study, also with a rear aspect with patio door to the garden, is linked to the dining/family room, currently with a large double sided feature fish tank. Accessed from the entrance hall is a large utility room with plenty of cupboard space, inset stainless steel sink and space and plumbing for washing machine and drier. There is a side door and access to the integral garage, currently divided into a storage area and gym.

Upstairs are four good size bedrooms, family bathroom and en-suite to the main bedroom. Overlooking the rear garden the main bedroom includes built in, full width, mirrored wardrobes. The en-suite includes a feature, sunken, bath with shower over and large vanity wash hand basin with storage under. The other three bedrooms are serviced by a family bathroom with bath, rain effect shower over and vanity wash hand basin and a separate WC.

To the rear of the property is an enclosed level rear garden. Accessed from both the study and dining/family room via patio doors, there is an initial patio area, perfect for barbeques and entertaining. This patio continues to a further seating area, greenhouse and a fantastic fully insulated Summerhouse with light and power, perfect for a home office or garden room. The rest of the garden is laid to lawn with with mature beds enclosed by railway sleepers, all enclosed with closed boarded fencing.

Price... £850,000 Freehold



LOCATION

Little Kingshill is a small village on the outskirts of Great Missenden. It is located in the Chiltern Hills, about two and a half miles south of Great Missenden and about five miles northwest of High Wycombe. The village has its own primary school catering for children 3-11 years. The village has a pub, playing fields, a Baptist church and is surrounded by Green Belt countryside. Shopping facilities are available in Great Kingshill, Prestwood and Great Missenden. A main line rail link is available from Amersham, High Wycombe and Great Missenden, taking approximately 40 minutes into Central London.

DIRECTIONS

From our office in Prestwood, proceed along the Wycombe Road towards Great Kingshill taking the turning on the left into Stag Lane. Turn left into Heath End Road (opposite the pond) and follow the road for approx. 1.5 miles. Immediately after Little Kingshill School the road becomes Windsor Lane. Turn left into Stony Lane, and left again into St. Christophers Close and the property can be found a short distance on the right.

ADDITIONAL INFORMATION

Council Tax Band F
EPC Rating D

SCHOOL CATCHMENT

Little Kingshill Combined School | Boys' Grammar; Dr Challoner's | Girls' Grammar; Dr Challoner's High School | Mixed Grammar; Chesham | Upper School/All ability; The Misbourne | (We recommend you check accuracy and availability at the individual schools)

MORTGAGE

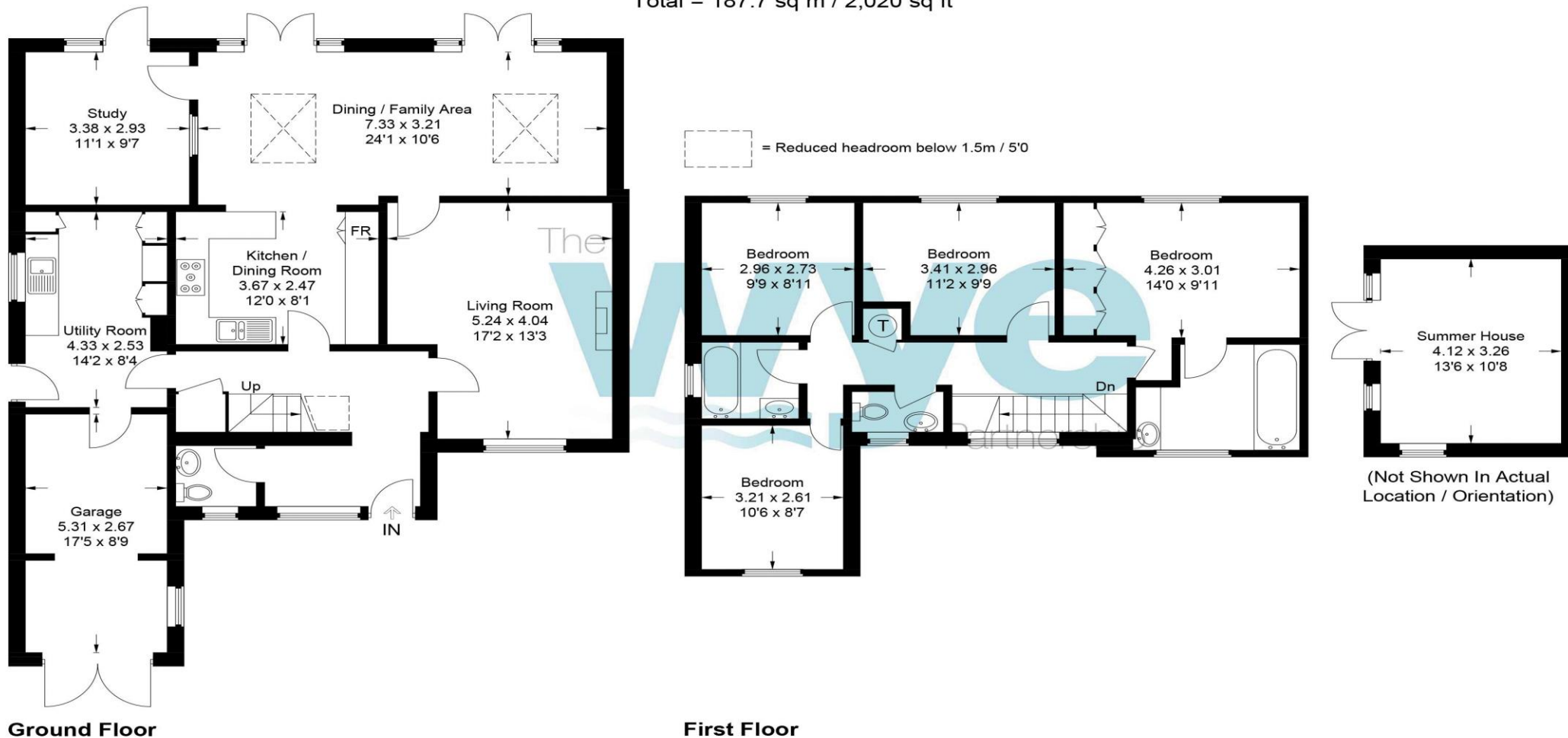
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.



Wyvern St. Christophers Close

Approximate Gross Internal Area
 Ground Floor = 110.4 sq m / 1,188 sq ft
 First Floor = 63.8 sq m / 687 sq ft
 Summer House = 13.5 sq m / 145 sq ft
 Total = 187.7 sq m / 2,020 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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