



9 Reyners Green, Little Kingshill, Buckinghamshire, HP16 0EQ

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*A substantial and extended four-bedroom house in a quiet location at the end of a cul-de-sac on the fringes of Little Kingshill village and in walking distance of Great Missenden. The house has a contemporary and flexible layout with four reception rooms, an eat-in kitchen and four bedrooms (one ensuite). The house sits on an approximately half acre size plot with a large almost level garden.*

**Entrance hall | Dining hall | Study | Shower room | Sitting room | Conservatory | Kitchen | Family room | Utility room | Cloakroom | Three double bedrooms | Master bedroom suite | Family bathroom and ensuite**

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Located at the end of a cul-de-sac in an elevated position, 9 Reyners Green is a large, detached, imposing property.

The entrance hall is fitted with parquet flooring and opens out into a dining hall, with the formal sitting room on one side and the kitchen area on the other. A couple of steps on the left of the entrance lead down to a generous shower room and front aspect study/office. Adjacent to this is the double aspect sitting room with a feature log burner and open room divider to the dining hall. French doors from the sitting room lead into the sealed unit conservatory and from there to the main part of the garden. An unusual, and interesting, feature of this property is the fact that the ground floor is across a few levels, linked with very short flights of stairs. The sitting room has two such flights either side of the chimney wall. Similarly, there are two separate entry points into the kitchen at either side of the dining hall. The kitchen is fitted with a comprehensive range of cream gloss units including a central island with a quartz worksurface and the usual selection of integrated appliances, including a double oven, hob, fridge freezer and dishwasher. A run of bifold doors at the rear open out onto a patio at the back of the house. The family room is at the front end of the kitchen and down a couple of steps giving good demarcation to the two areas. A door from the kitchen leads to the utility room and to a second cloakroom.

An iron and open tread staircase leads from the entrance hall to the first floor where there are four bedrooms. Three doubles served by the family bathroom and the master with an ensuite and dressing room, which is slightly apart from the other bedrooms.

Outside, the property is approached across a tarmac driveway leading to a covered parking area and the garage with automatic garage door, power and light. The property sits on a wide plot with the largest area of garden being over to the left, adjacent to the conservatory. Doors from the kitchen lead out to a patio behind the kitchen and another area of lawn running alongside the dining hall and sitting room. The plot is screened with mature shrubs and trees and has a high degree of privacy.

**Price... £1,150,000 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, judged to be "Outstanding" in the school's most recent Ofsted report. 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 follow the High Street for approximately one mile and turn right into Nairdwood Lane. At the end turn left into Nags Head Lane. At the bottom of the road turn right into Windsor Lane. Reyners Green is the first turning on the right and the house is at the end of the cul de sac opposite the entrance.

## Additional Information

Council Tax band G  
EPC band C

## 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

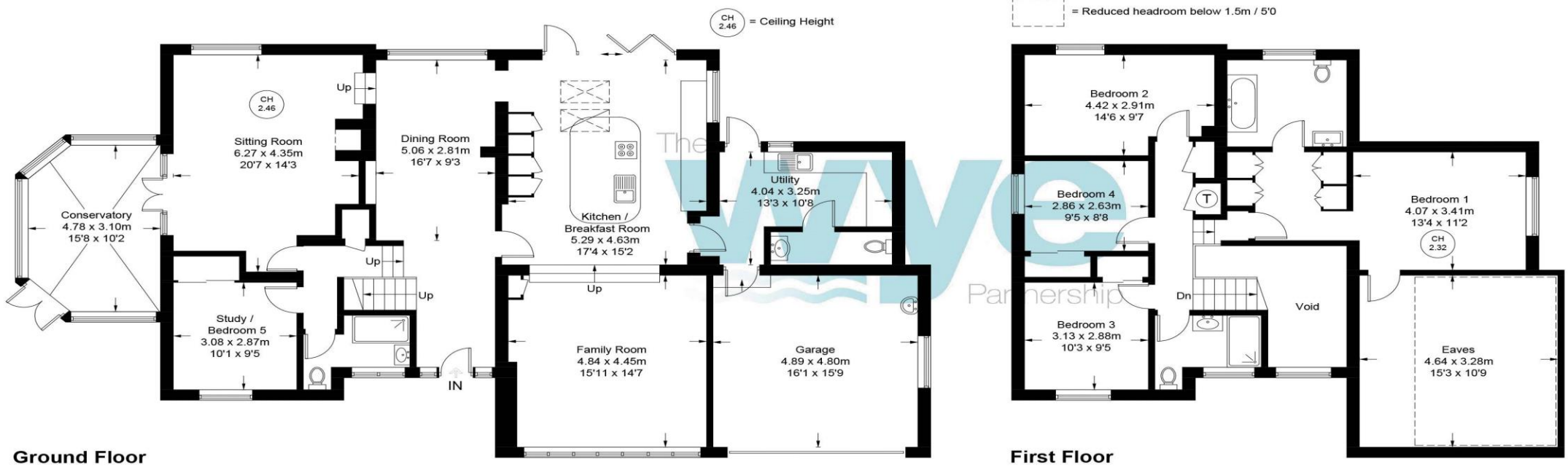
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

*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.*



# Reyners Green

Approximate Gross Internal Area  
Ground Floor = 180.1 sq m / 1938 sq ft  
First Floor = 98.5 sq m / 1060 sq ft  
Total = 278.6 sq m / 2999 sq ft  
(Including Garage / Eaves / Excluding Void)



Floor Plan produced for Wye Partnership by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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

The **wye** Partnership