



Wisteria Cottage, 4 Hatches Lane, Great Kingshill, Buckinghamshire, HP15 6DZ

A well-presented, three bedroom, brick and flint, end of terraced house in the centre of the village yet overlooking farmland. The cottage has been extended on the ground floor and has a generous, beamed and vaulted living room, refitted kitchen and a large garden. No Onward Chain.

Porch | Entrance hall | Kitchen | Cloakroom | Vaulted sitting-dining room | Three bedrooms (one with ensuite shower) | Family bathroom | Garage | Garden

Wisteria Cottage is the end property on a run of three, character, brick and flint properties on Hatches Lane. The gravel driveway to all three properties runs at right angles to the street and leads to a peaceful and tucked-away location.

A part, sealed unit, glazed entrance porch leads via another door into the main entrance hall. This is laid with strip oak flooring. There are two cupboards, one for coats etc and another for general storage.

A small step leads up into the kitchen which has been refitted with a neutral range of pale, beech effect cupboards with a white, quartz work surface. There is a comprehensive range of integrated appliances; dishwasher, under counter fridge and separate freezer, oven and combi-oven and gas hob. There is space and plumbing for a washing machine in a separate tall cupboard. Adjacent to the back door is a space ideal for a small table for casual dining. The cloakroom fitted with a W.C. and vanity unit is just on the left of the kitchen door.

The showpiece of the house is the triple-aspect, main reception room. This has been extended at the rear and has a vaulted and beamed roof with a feature fireplace at one end containing a gas stove and a pair of French doors out to the patio. The room is L-shaped with one leg of the L being the perfect size for a formal dining table.

Stairs from the hall lead up to a bathroom and three, double bedrooms. The two smaller bedrooms are both on the left, one overlooking the front and the other the garden and farmland beyond. The main bedroom has a fitted wardrobe and a refitted, ensuite shower room comprising of large, walk-in shower with one fixed and one hand held shower head, a back to the wall W.C. and vanity unit.

Outside, the gravel driveway leads to a detached, large-single garage and off-street parking for two cars. A gravelled path leads round the side of the garage to the garden which is gated and fenced. The house has a large, corner plot that is laid mainly to lawn. It is bounded by post and rail fencing which leads the eye through to the fields beyond giving an illusion of even greater open space. There is a patio adjacent to the house accessed from both the sitting room and kitchen.

Price... £695,000 *Freehold*



LOCATION

Great Kingshill is a pretty village with the benefit of the usual facilities including a village shop, 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. After approximately 3 miles you will enter Great Kingshill. Take the second turning on the right into Hatches Lane (just before the Spar shop). The driveway to the houses is on the left after about 100m and indicated by a Wye Country For Sale board.



ADDITIONAL INFORMATION

Council Tax Band F

EPC Rating D

SCHOOL CATCHMENT 2024/25

Primary :Great Kingshill CofE Combined School
Boys' Grammar; The Royal Grammar School, John Hampden

Girls' Grammar; Wycombe High School,
Beaconsfield High School

Upper School/All ability; Holmer Green Senior
School, Sir William Ramsey School

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



MORTGAGE

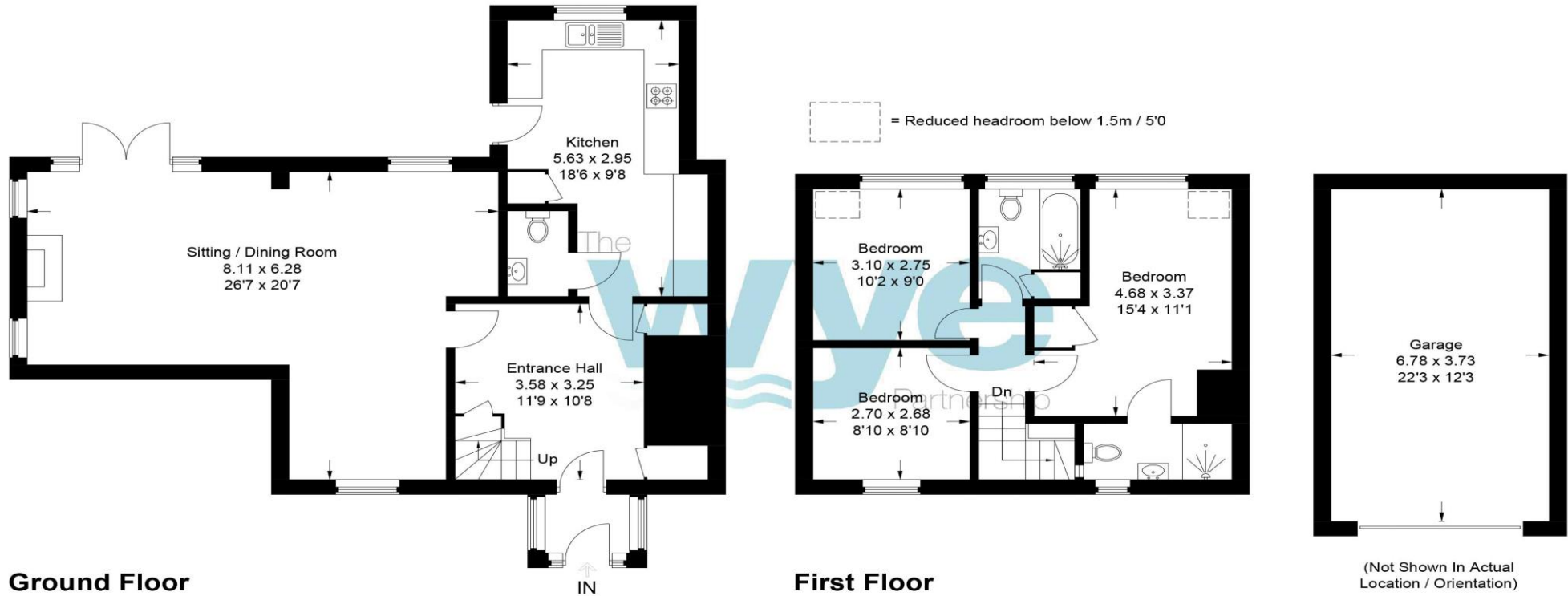
Contact your local Wye Country office who can introduce you to their Independent Financial Adviser

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Wisteria Cottage, 4 Hatches Lane

Approximate Gross Internal Area
Ground Floor = 74.9 sq m / 806 sq ft
First Floor = 42.8 sq m / 461 sq ft
Garage = 25.8 sq m / 278 sq ft
Total = 143.5 sq m / 1,545 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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