

Blue Bonnet Cottage, Spurlands End Road, Great Kingshill, Buckinghamshire, HP15 6PE

Having been a public house many years' ago "Blue Bonnet Cottage" has since developed into a quirky, three bedroom detached house with replete with character sitting on a generous plot on the outskirts of the village. The property is clean and tidy but would benefit from some general updating and modernisation.

No Onward Chain.

Sitting room | Kitchen | Snug/family room | Utility Room | Shower room/cloakroom | Dining room | Three double bedrooms | Family bathroom

"Blue Bonnet Cottage" is a pretty and symmetrical house retaining some period features such as an inglenook fireplace, oak beams and latch lift doors. The property is approached via a central garden path leading to an arched brick door surround.

The front door opens directly into the front sitting room, which has exposed oak beams and a feature fireplace at one end as well as stable door/hatch opens into the kitchen. The sitting room is the only room with slightly reduced head-height.

A door from the sitting room leads into a hallway. Immediately on the left is the staircase to the first floor beyond which is an opening leading to the kitchen which is fitted with a range of dark oak units, an integrated ceramic hob and double oven along with space and plumbing for a dishwasher and space for a tall fridge freezer, tucked around the corner, the cupboard under the stairs provides convenient storage.

Opposite the kitchen is the family room/dining room with a feature, oak-beamed inglenook fireplace, beamed ceiling and French door to the side of the house.

The house has been extended beyond the kitchen to provide a generous utility room that is equipped with sink unit, Worcester Bosch boiler and space for appliances, off which is a ground floor shower room with W.C, basin and shower enclosure. Across from the utility room is the back door access to the garden. At the far end of the corridor is a well-proportioned, triple-aspect reception, (currently a formal dining room, with French doors opening out to the garden.

Upstairs, there are three double bedrooms and a family bathroom; both front aspect bedrooms are entered by means of a single step down. The main bedroom has built in wardrobes. The third bedroom is side aspect with a pair of shallow, built in storage cupboards. The family bathroom is fitted with a white suite comprising of W.C, basin and panel enclosed bath, a large window overlooks the back garden with glimpses of the fields beyond.

Outside, the large back garden is level and laid mainly to lawn with summer house, shed and greenhouse at the rear. The property is mainly bounded with timber fencing and is private. The front garden is small and shielded from the road with a mature hedge. The driveway, with gravelled parking, is accessed via a five-bar gate and leads to a double garage with power and light.

Price... £725,000 *Freehold*



LOCATION

Great Kingshill is a pretty village with the benefit of the usual facilities including a village shop, two restaurants, village hall, schools, including a local private school for girls 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 about three miles. On entering Great Kingshill village turn left into Stag Lane (immediately before the village "gates") and follow this road to the bottom. At the T-junction turn right and the house will be on the left on the outskirts of the village indicated by a Wye Country For Sale board.

Additional Information

EPC Band D Council Tax band

School Catchments 2025/26

Primary- Widmer End Combined School Upper - Holmer Green Senior School (mixed), Sir William Ramsay (mixed) Boys' Grammar- The Royal Grammar School, John Hampden Grammar School. Girls' Grammar- Wycombe High School, Beaconsfield High School. (we recommend you check availability at specific schools)

MORTGAGE

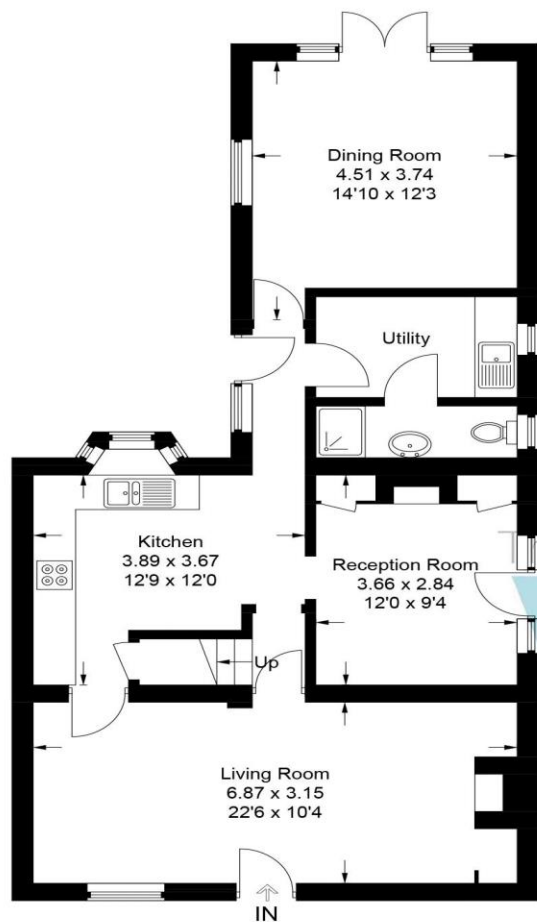
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.

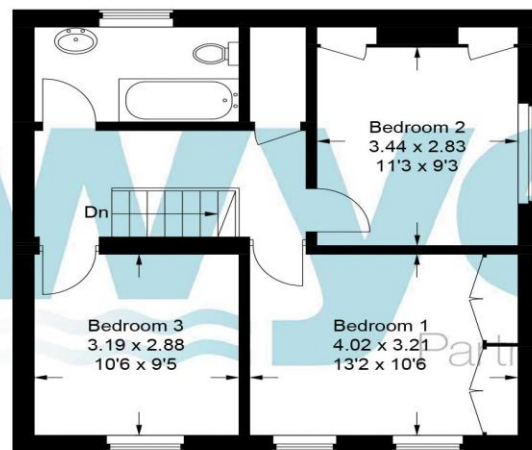


Blue Bonnet Cottage

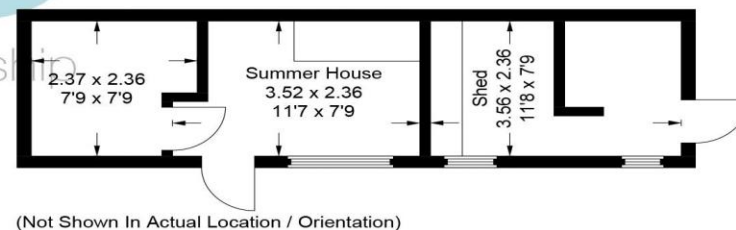
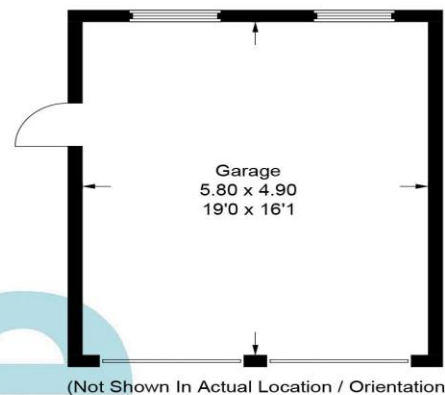
Approximate Gross Internal Area
 Ground Floor = 76.2 sq m / 820 sq ft
 First Floor = 48.6 sq m / 523 sq ft
 Outbuilding = 50 sq m / 538 sq ft
 (Including Garage)
 Total = 174.8 sq m / 1,881 sq ft



Ground Floor



First Floor



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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