



The Whym, Heath End Road, Great Kingshill, Buckinghamshire, HP15 6HL

Substantially rebuilt, upgraded and extended from the ground up, this four bedroom, three bathroom detached property is located in the heart of Great Kingshill village. The house has spacious and adaptable accommodation throughout and a generous, level and enclosed rear garden. To the front there is ample parking on the brick paver driveway.

Entrance hall | Ground floor bedroom with ensuite shower | Sitting room | Kitchen/dining/living room | Utility room | Cloakroom | Tandem workshop/garage | Main bedroom with ensuite shower room and dressing room | Two further double bedrooms | Four piece family bathroom | Ample driveway parking.

The Whym sits in a slightly elevated position diagonally opposite fields and farmland. The property is approached via a shared entrance onto a large, private, brick paver driveway. The presentation of the property is contemporary throughout with trendy dark grey windows and oak doors opening into bright and neutral accommodation. There is engineered oak flooring and underfloor heating fitted in most of the ground floor providing a cohesive and natural link between the rooms.

Currently used as a treatment room, the ground floor ensuite bedroom is front aspect and is fitted with a shower room. The sitting room is also front aspect with a pair of part-glazed, oak doors opening to the kitchen beyond.

The centrepiece of the home is the large, part vaulted kitchen/living/dining room at the rear of the house. The kitchen is fitted with a range of navy blue, handle-less units with pale grey quartz work surfaces and the usual integrated appliances. There is a large, island unit with breakfast bar inset into which is a Siemens Studio Line induction hob with a Cookology pop-up extractor beneath which are large, pan drawers. There is ample room for a large dining table plus a seating area. The room is flooded with light from the glass roof above and through the bifold doors leading out to the terrace.

A short passageway leads to a generous utility room fitted with pale grey, gloss units with space and plumbing for a washing machine. A further door opens into the cloakroom and a door at the end of the passageway leads into a tandem workshop/garage.

Stairs from the generous entrance hall lead up to a large first floor landing off which are three, double bedrooms. The large, principle bedroom is front aspect and has a walk-in wardrobe and adjacent ensuite shower room. There are two further bedrooms that overlook the back garden and a large, four piece, family bathroom.

Outside the back garden is level and private. laid mainly to lawn with a long, mature flower bed. Composite decking fitted next to the house provides a clean link between house and garden and a great place to entertain friends in the summer.

Price... £1,075,000 *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. Follow the road for approximately two miles you will see the gate indicating the beginning of Great Kingshill village. Turn left immediately before the gate into Stag Lane and follow this for approximately 3/4 mile to a crossroads (pond on the right) , Turn left into Heath End Road and the house is immediately on the left indicated by a For Sale board.

ADDITIONAL INFORMATION

Council tax band E
EPC rating D

SCHOOL CATCHMENTS 2025/6

Primary; Great Kingshill combined school, Little Kingshill combined school Boys' Grammar; the Royal Grammar School, John Hampden Grammar school Girls' Grammar school; Wycombe High School, Beaconsfield High School Mixed Ability; the Misbourne School We recommend you check availability at specific 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.

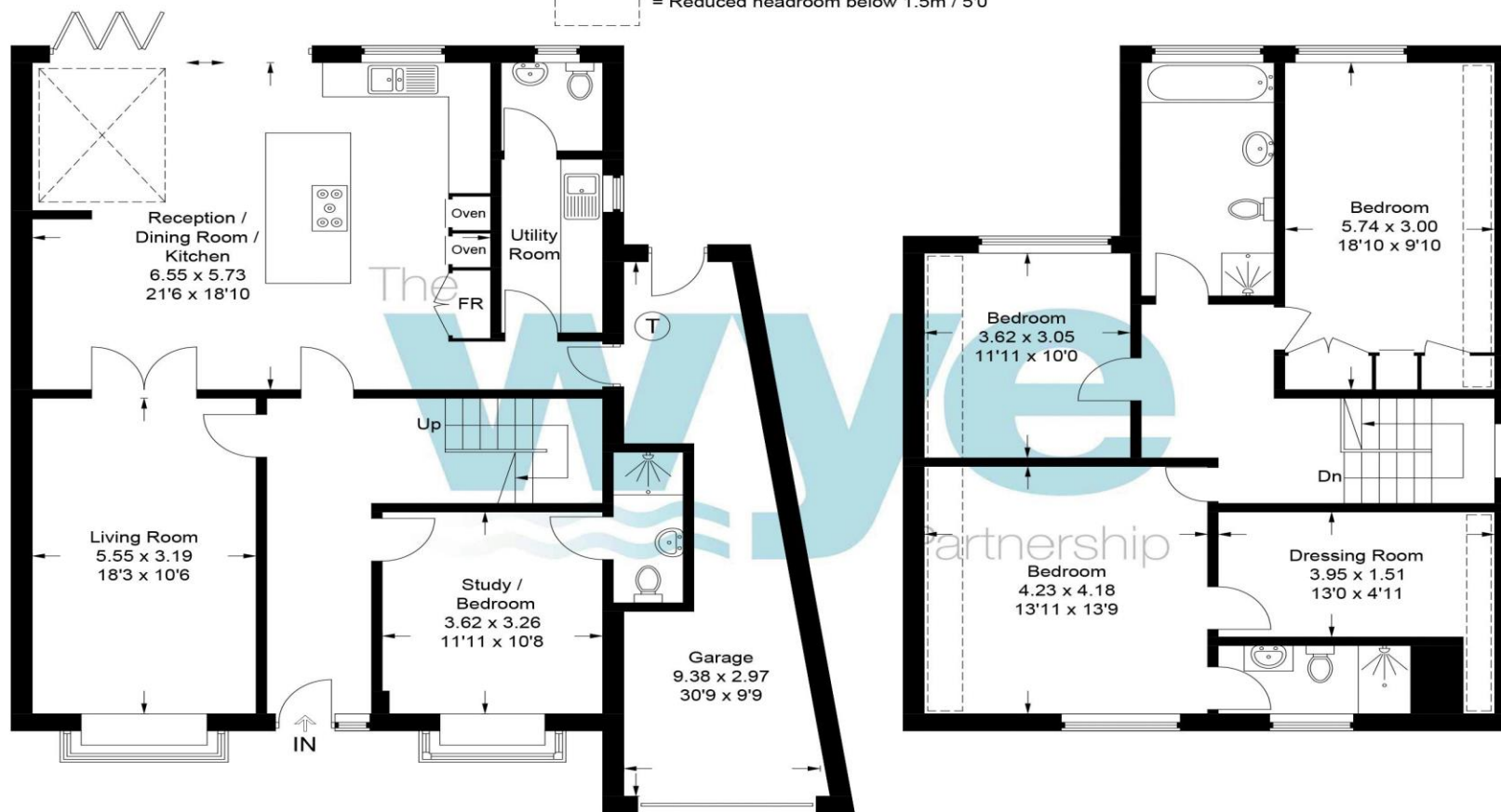


The Whym, Heath End Road

Approximate Gross Internal Area
Ground Floor = 117.7 sq m / 1267 sq ft
(Including Garage)
First Floor = 82.9 sq m / 892 sq ft
Total = 200.6 sq m / 2,159 sq ft



 = Reduced headroom below 1.5m / 5'0



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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The **wye** Partnership