

Bluefield , Spurlands End Road, Great Kingshill, Buckinghamshire, HP15 6HY

A well-maintained, neat and tidy, two/three bedroom bungalow on a very nice plot in a popular road. The property has plenty of scope and room for improvement and extension (STPP)

Entrance hall | Two/three bedrooms | Family bathroom | Dining Room | Liiving room | Kitchen
| Conservatory | Garage

The property is approached via a long driveway to the front door which is on the side of the house.

The front door opens into the hallway. There are two double bedrooms one straight ahead and the other to the right, both overlook the pretty front garden. The hall turns a corner to the remainder of the accommodation.

The dining room (or possible third bedroom) is on the right and side aspect.

The family bathroom is almost opposite and is fitted with a champagne bathroom suite comprising of panel enclosed bath, W.C. and basin with part tiled walls and a frosted window to the side.

The sitting room is double aspect with a pair of matching windows either side of the chimney breast on which is a feature, stone fire surround inset with a gas coal-effect fire. A pair of sliding patio doors open into a part-brick conservatory fitted with aluminium-framed windows, a pair of French doors opening out to the garden and a polycarbonate roof with concertina blinds for the summer.

The kitchen is fitted with a range of medium oak-effect kitchen units with space for a slot in gas cooker and space for a fridge freezer. There is a generous cupboard next to the back door containing the plumbing for a washing machine and the gas boiler.

The garden at Bluefield is a particularly fine feature. The property is set well back from the road with an arched, wrought iron gate between the house and garage leading into the back garden which is level and laid mainly to lawn interspersed with mature flower and shrub borders.

The long back garden is bisected by a mature hedge behind which is a second "secret garden" with more lawn, more flowers and a greenhouse.

There is a separate, detached garage adjacent to the house with an up and over door, power and light

Price... £625,000 *Freehold*



LOCATION

Great Kingshill is a pretty village with the benefit of the usual facilities including a village shop, pubs, 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 for approximately two miles. On entering Great Kingshill village turn left into Stag Lane immediately before the "gate". Follow this to the crossroads opposite the pond and turn left into Heath End Road and then take the 4th turning on the right into Spurlands End Road. The house will be on the right a few houses beyond the allotments.

ADDITIONAL INFORMATION

EPC rating D
Council tax E

SCHOOL CATCHMENTS 2025/6

Primary school: Little Kingshill combined, Great Kingshill CofE combined
Boys' Grammar: The Royal Grammar School, John Hampden Grammar School
Girls' Grammar: Beaconsfield High School, Wycombe High School
Upper/Mixed ability: The Misbourne School
(We recommend checking availability at individual 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

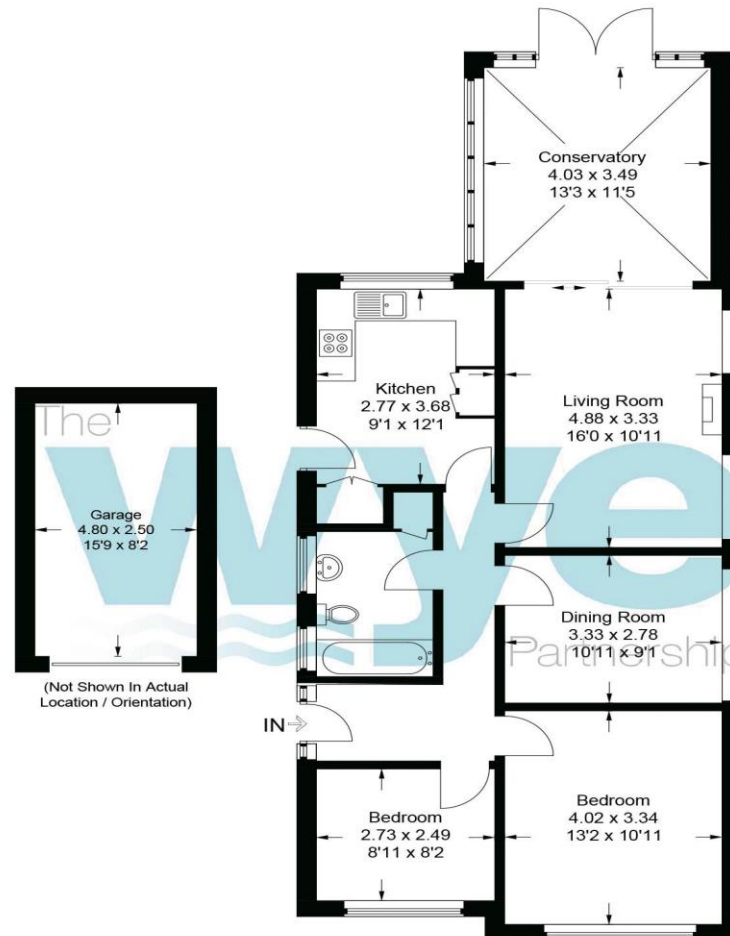


Bluefield, Spurlands End Road

Approximate Gross Internal Area = 89.2 sq m / 960 sq ft

Garage = 12.0 sq m / 129 sq ft

Total = 101.2 sq m / 1,089 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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