

High Pines , Little Kingshill, Buckinghamshire, HP16 0EX

High Pines is a unique, individual detached family home located on a private road in the heart of the pretty village of Little Kingshill. Offered to the market with no onward chain, this wonderful, much loved property provides spacious and versatile accommodation over four floors

Entrance Hall | Dining Room | Bathroom | Kitchen/Diner | Utility Room | Study/Family Room | Bedroom Four | Living Room | Three Bedrooms | Family Bathroom | Double garage | Driveway | Front and Rear Gardens |

High Pines is a wonderful 1960's detached family home, ideally situated on a private road of just five houses, in the picturesque village of Little Kingshill, enjoying a tranquil secluded setting overlooking open Countryside. Much loved by the current owners this uniquely designed, split level, property provides versatile and spacious accommodation throughout. The property would benefit from some general updating but has everything a family would want, including a beautiful garden.

Approached across a gravel driveway with large double garage, the house is accessed via the front door with a generous and welcoming entrance hall. On this level is a dining room overlooking the front, bathroom, kitchen/diner and utility room with door to the garden. The kitchen/diner is a great space for entertaining with a built-in dining area and breakfast bar, overlooking the beautiful gardens to the rear.

From the entrance hall there are stairs leading down to a family room and further bedroom, as well as stairs rising to the impressive living room. The spacious family room and bedroom would make an ideal annex or teenage accommodation whilst the living room is truly the heart of the home, bookended by huge picture windows perfectly framing the front and rear aspect of the property.

Further stairs from the living room lead to the top floor and bedrooms. Bedroom one enjoys a rear aspect overlooking the garden, bedroom two is also rear facing whilst bedroom three overlooks the front and Countryside beyond. All bedrooms benefit from built in wardrobes. A family bathroom with W.C., vanity hand wash basin and walk-in-shower.

The rear gardens of the property are simply stunning, providing nature's playground for children with Rhododendron, mature trees/planting, lawned areas and a wonderful rare tree specimen, a Japanese Cryptomeria. Patio areas beneath the tree provide tranquil seating areas, perfect for barbecues and entertaining. This wonderful and unique property is offered to the market with no onward chain.

Price... £1,075,000 *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 Wycombe Road towards Great Kingshill. As you enter Great Kingshill there is a fake "gate" take the left turn immediately before that into Stag Lane. After about 3/4 mile turn left into Heath End Road and follow this for another mile. Hare Lane is the first major turning on the left, follow this road round past the Full Moon public house and bear left into New Road. Hare Lane End can be found a short distance on the left.

ADDITIONAL INFORMATION

Council Band G
EPC EER Rating D

SCHOOL CATCHMENT 2025/6

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

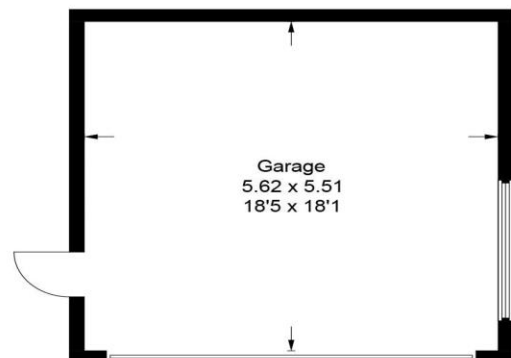
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.

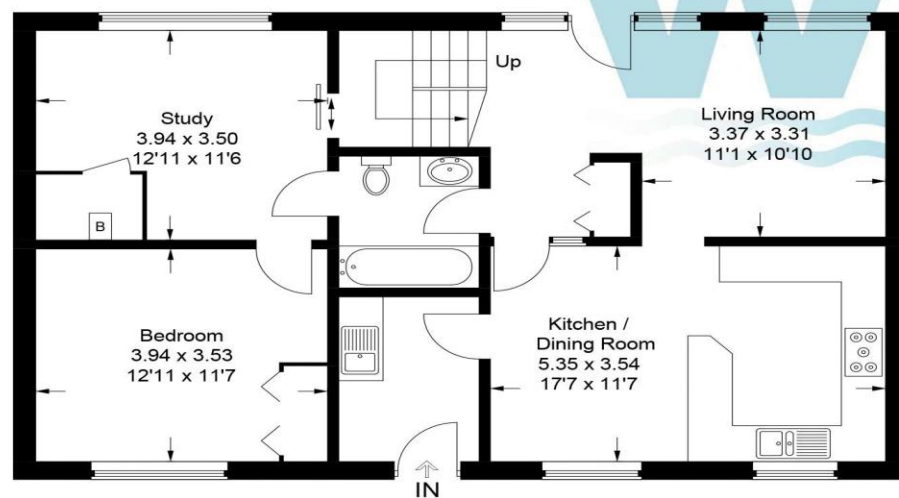


5 Hare Lane End

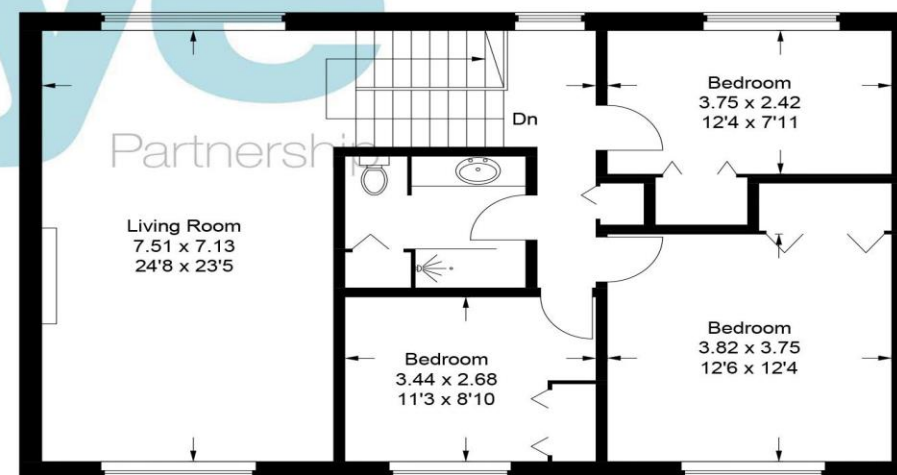
Approximate Gross Internal Area
 Ground Floor = 83.1 sq m / 894 sq ft
 First Floor = 82.8 sq m / 891 sq ft
 Garage = 31.0 sq m / 334 sq ft
 Total = 196.9 sq m / 2,119 sq ft



(Not Shown In Actual
 Location / Orientation)



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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