

Miinehoma, Spurlands End Lane, Great Kingshill, Buckinghamshire, HP15 6HY

*'Miinehoma' is a wonderful, new build family home set in the heart of Great Kingshill. Available now with a 10 year new build warranty, this expertly designed, and built, family home is spacious and bright with the accommodation flowing from a large, welcoming, entrance hall. There is a seamless link from home to garden and four generous double bedrooms, family bathroom and two en-suite shower rooms.*

Extensive Driveway | EV Charging Point | Entrance Hall | Guest Cloakroom | Sitting Room | Kitchen/Diner/Lounge | Utility Room | Four double Bedrooms | Family Bathroom | Two En-Suite Bathrooms | Enclosed Rear Garden | Underfloor Heating | Air Source Heat Pump | 10 Year New Build Warranty

'Miinehoma' is an immaculate new build property, built to an exacting standard and available now. Forming part of two semi-detached properties this impressive family home has been expertly designed providing extremely spacious, modern living in a popular, quiet village, location. This quality property comes with the modern additions expected including underfloor heating, EV charging point and air source heat pump, all leading to an energy efficient property.

Entered at the front, there is a particularly large and welcoming entrance hall with access to all rooms. Initially there is a handy guest cloakroom and a front aspect great sized sitting room. Clearly providing the 'wow' factor is the huge 27'5 x 24'5 kitchen/diner/lounge. Truly the heart of the home and providing a perfect space for sociable family living and entertaining. A high spec kitchen with quartz worktops and the expected integrated appliances, including NEFF induction hob, extractor fan and oven and also a wine cooler, dishwasher and American fridge/freezer. The utility room is accessed from the kitchen with a side door to the garden, housing the boiler, pressurised water cylinder and with space for a washing machine. The breakfast bar return provides a seamless link to the huge dining and living area, where bi-fold doors provide access to the rear patio and garden.

Accessed via an impressive staircase and central landing, to the first floor are four double bedrooms and family bathroom. The impressive family bathroom comprises a four piece suite with bath and shower. Two of the bedrooms benefit from high spec shower rooms. All the double bedrooms are light and bright enjoying tranquil outlooks.

To the rear, accessed from the utility room and the bi-fold doors, is a private enclosed south westerly facing garden with an impressive large patio area, perfect for evening barbeques. The link between the open plan kitchen/dining/lounge to the garden is wonderful. An area of lawn completes the garden providing a blank canvass for the keen gardener. To the front is a large gravelled driveway providing parking for numerous vehicles and an EV charging point.

**Price... £895,000** *Freehold*



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### 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 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 Band B

Council Tax band to be advised

### SCHOOL CATCHMENT

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

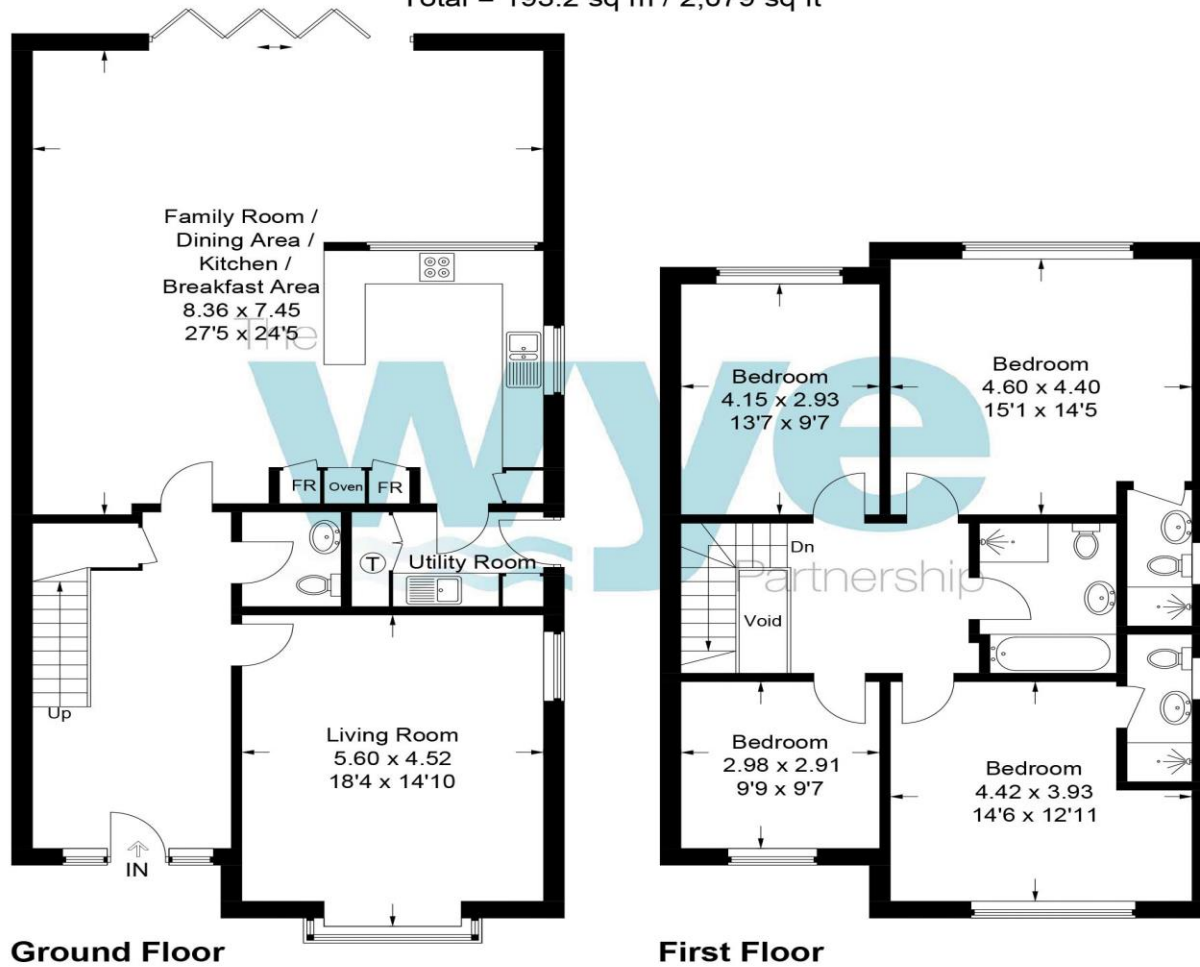
*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*

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# Miinehoma

Approximate Gross Internal Area  
Ground Floor = 112.7 sq m / 1213 sq ft  
First Floor = 80.5 sq m / 866 sq ft  
(Excluding Void)  
Total = 193.2 sq m / 2,079 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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The **wye** Partnership