

2 The Homestead, Great Kingshill, Buckinghamshire, HP15 6EJ

A light, bright and airy, two-bedroom, brick and flint, semi-detached house on the edge of Great Kingshill village. The property is well presented and has an enclosed, west facing garden with a garage, No Onward Chain

Entrance hall | Kitchen | Cloakroom | Living room | Conservatory | Two double bedrooms | Family bathroom | Garage and parking

The property is approached across a paved front garden beyond a low, ranch-style fence. The front door opens into the hallway with stairs ahead and kitchen to the right at the front.

The front aspect kitchen has been fitted with a range of limed-oak units with tiled splash backs and complementary work surfaces inset with a composite sink. The kitchen is fitted with an integrated 4 ring gas hob, Bosch electric fan oven and integrated fridge freezer. There is also space and plumbing for a washing machine, there is a wall mounted gas boiler in the corner. Access to the side passage is via the kitchen door.

The adjacent cloakroom is fitted with a white W.C and basin with a window overlooking the side.

The sitting room runs across the rear of the house. It is double aspect with a window and French doors leading to the conservatory at the rear and with a pair of matching windows to the side. Storage is provided in the understairs cupboard.

The heptagonal conservatory has part-- brick walls and French doors out to the garden. The polycarbonate roof is fitted with a set of roof blinds with heating being provided by means of a radiator off the main gas central heating system.

Upstairs, there is loft access (with ladder) and an airing cupboard on the landing.

The principal bedroom is at the front and has a comprehensive range of fitted wardrobes along with a built-in cupboard over the stair ingress, the second bedroom overlooks the garden.

The bathroom is side aspect and is fitted with a clean, white suite comprising of panel enclosed bath (with shower over and glass shower screen) W.C., basin and tiled walls.

Outside, there is side access through the curved, brick and flint wall to an enclosed passage (with space for the bins) and a gate that leads to a path alongside the house to the back garden. The pretty, west-facing back garden is well-enclosed and has a patio, lawn and mature shrub and tree borders plus a gate to the rear. The garage is at the rear with an up and over garage door, rafter storage and with brick paver parking in front.

Price... £450,000 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. Pass Perks Lane on the right and, after about half a mile, take the next right turning into The Homestead where the house will be found on your left.

Additional Information

EPC rating C

Council tax band E

School Catchments 2025/6

Primary- Great Kingshill CofE combined

Upper School- Holmer Green secondary and Sir William Ramsay (both mixed)

Boys' Grammar- The Royal Grammar School, The John Hampden School.

Girls' Grammar- Beaconsfield High School, Wycombe High School.

(we recommend you check availability at specific schools)

MORTGAGE

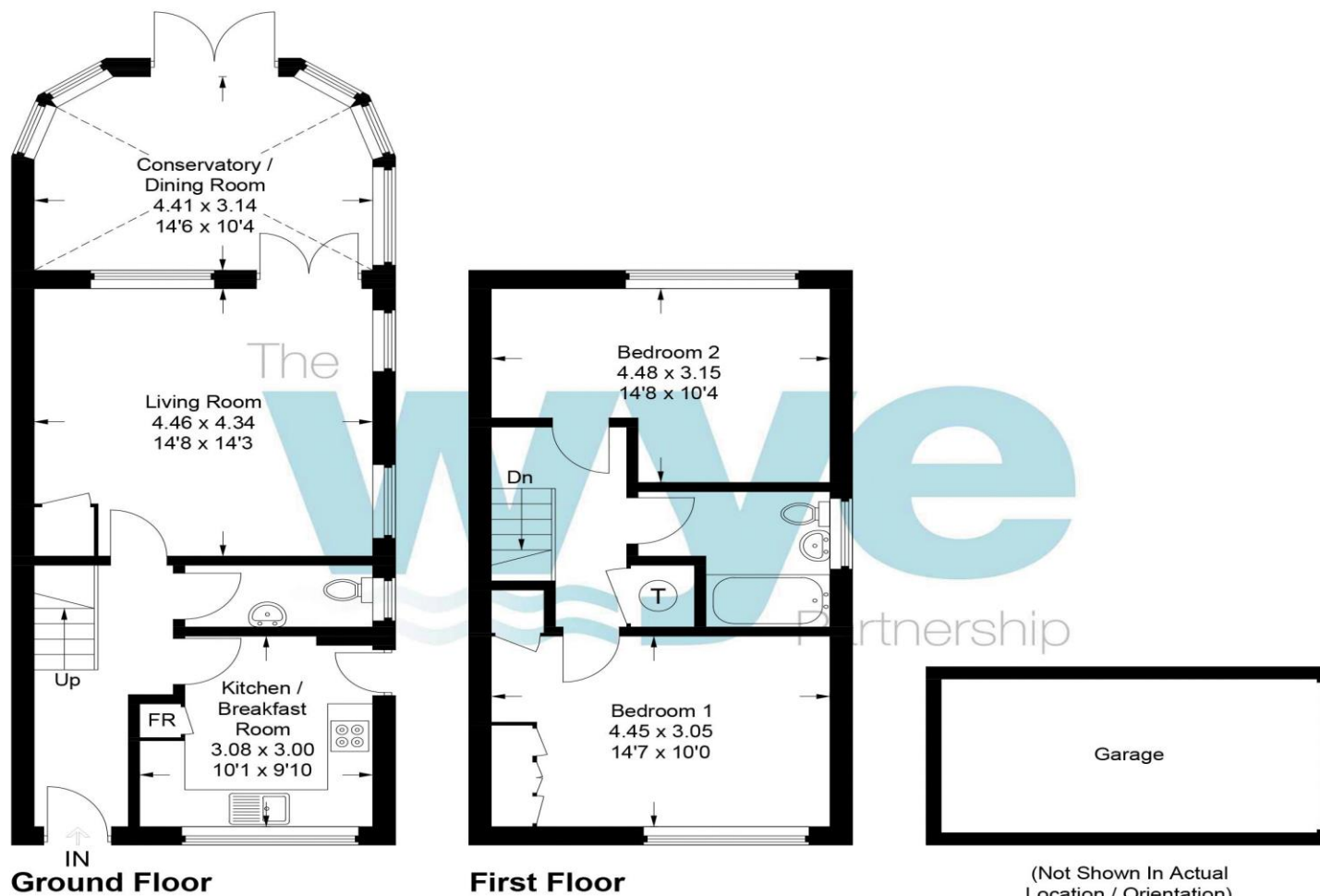
Contact your local Wye Country office who can introduce you to their Independent Financial Adviser

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2 The Homestead

Approximate Gross Internal Area
Ground Floor = 54.5 sq m / 587 sq ft
First Floor = 39.4 sq m / 424 sq ft
Total = 93.9 sq m / 1011 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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