

A photograph of a two-story house with a mix of brick and dark grey horizontal siding. The house has a gabled roof with a brick chimney on the right side. A large, tall, narrow evergreen tree is on the left, and a curved gravel driveway leads to a wooden garage door on the right. The house is surrounded by various shrubs and a black metal fence is in the foreground.

7 Hare Lane End, Little Kingshill, Buckinghamshire, HP16 0EX

An idyllically located 3/4 bedroom, 4 bathroom, split-level, detached house opposite open farmland yet still convenient for facilities at both Amersham and Great Missenden. The property is tidily presented but has scope for alteration and extension.

Entrance hall | Sitting room | Kitchen | Vaulted dining room/family room | Bedroom 4/office | Shower room | Three bedrooms (one ensuite) | Family bathroom | Double garage

The property is set well back from road and has a level, well screened plot. The approach is across a gravel driveway leading to the parking at the front and to the garage.

The front door opens into a square hallway with coats' cupboard to the left and two short flights of stairs both up and down.

The living accommodation (plus bedroom 4/study) is upstairs. The dual aspect living room is on the right with high ceilings and large doors and windows. The front windows look over picturesque open farmland and the rear door opens onto a raised deck area overlooking the garden. A focal point in the room is the multi fuel stove.

The kitchen is adjacent to the sitting room and is fitted with a range of beech effect units and includes an integrated dishwasher, dual fuel range cooker and double sink overlooking the back garden. There is room for a table for casual dining.

There is a vaulted dining/family room at the far end of the house featuring exposed timber beams, a timber-clad ceiling, wood laminate flooring and architectural windows on the end wall flooding the room with light and providing great views over the garden. A French door opens onto the raised decked balcony that runs across the back of the house.

The door to the 4th bedroom/study is opposite. Currently used as a study and filled with bookshelves this room overlooks the front and has an adjacent shower room fitted with a champagne suite including a quadrant shower cubicle.

Unusually, the three other bedrooms are on the lower ground floor. The main bedroom is on the right and has fitted wardrobes and an ensuite comprising of corner spa bath, W.C., bidet, basin and separate shower. A door from the ensuite leads to the utility/laundry room containing the warm air central heating boiler and plumbing for a washing machine and space for a tumble drier.

There are two further bedrooms; a rear, double-aspect bedroom with sliding doors out to the garden and an ensuite comprising of double shower, W.C. and basin, and a front aspect bedroom with fitted wardrobes. There is a family bathroom fitted with a white suite of bath and back to the wall basin and W.C.

Outside, the driveway leads to a double garage with a pair of up and over garage doors, power and light. The lovely, large, south-facing garden is a particularly fine feature of the house. It is private, mostly laid to lawn and stocked with mature trees and shrubs. The front garden is shielded from the road with mature hedging and has ample parking for several vehicles.

Price... £1,250,000 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. After approx 3 miles and on entering the village turn left into Stag Lane and follow this to the crossroads (pond on the right). Turn left into Heath End Road and follow that for about a mile. As you enter the village take the left turn into Hare Lane. Pass the pub and take the slight left turning into New Road. Hare Lane End is a tucked away turning on the left. Number 7 is on the left very near to the end indicated by a Wye Country For Sale board.

Additional Information

Council tax band G

EPC rating C

School catchments

Primary- 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)

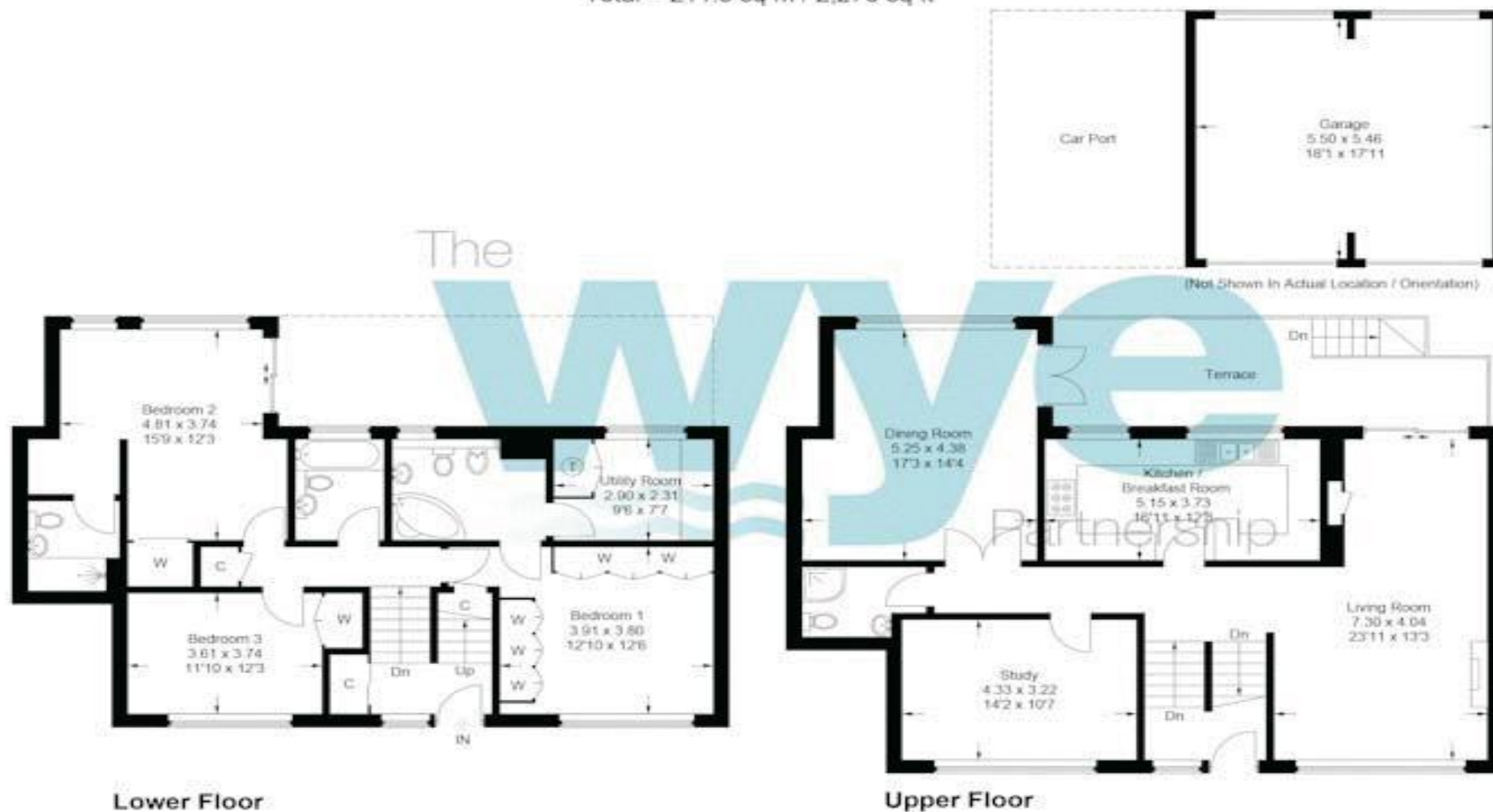
MORTGAGE

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.



Chart, 7 Hare Lane
 Approximate Gross Internal Area
 Lower Floor = 84.0 sq m / 904 sq ft
 Upper Floor = 97.5 sq m / 1,049 sq ft
 Garage = 30.0 sq m / 323 sq ft
 Total = 211.5 sq m / 2,276 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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