

A wide-angle photograph of a residential property. In the foreground is a large, green lawn with some yellow wildflowers. In the middle ground, there is a brick house with a tiled roof and a two-car garage with white doors. To the left of the house is a large tree with reddish-brown leaves. To the right is a large green tree. The background shows more trees and a clear blue sky with some clouds.

**Robins Roost, Hare Lane Little Kingshill, Buckinghamshire, HP16 0EE**



*A well-presented, neutrally decorated, 3 bedroom detached bungalow on a lovely plot on the edges of the village backing on to open countryside. The property has two refitted bathrooms and a refitted kitchen. \*\* No Onward Chain \*\**

Entrance hall | Sitting room | Kitchen | Master bedroom with ensuite | Two further bedrooms | Double garage | Garden Shed | Gardens to front and rear |

Robin's Roost is set back on a lovely level plot with a wide frontage. The property is towards the back of the plot with the driveway leading up to the house and garages.

The front door opens into a generous hallway which is flooded with natural light from an overhead skylight. There are two bedrooms to the right, both with built-in wardrobes, one double aspect overlooking the front and the other side aspect. Opposite the bedrooms is the long, light, sitting room which conveniently divides into a sitting and a formal dining area. This main reception is double aspect with a large picture window to the front and two pairs of French doors to the side.

The main bedroom is at the far end of the hallway behind the sitting room. This generous double bedroom has built in wardrobes, a pair of sliding doors to the back garden and well-appointed, ensuite shower room. The eat-in kitchen has a monochrome colour scheme with white gloss units and black work surfaces. The white units bounce back the light from the French door and side window making the room cheery and bright. The kitchen is fitted with the usual integrated appliances and a breakfast bar overlooking the garden, plus the floor is covered in wood-effect, luxury vinyl, planked flooring. The family bathroom has been refitted with a white suite comprising of bath, vanity unit and W.C. There is a large storage cupboard in the bathroom.

Outside, the garden is a stand-out feature of the property with the deep front offering privacy and perspective and the smaller side and rear gardens offering a more intimate area for dining and family life. The house is offered with No Onward Chain.

**Price... £799,000** *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 and Robin's Roost is adjacent to the junction on the left.

## Note

The property is heated by means of electric radiators throughout.

## Additional Information

Council Tax Band F

EPC Band F

## School Catchment

Little Kingshill Combined Primary School

Boys' Grammar; Dr Challoner's

Girls' Grammar; Dr Challoner's High School

Mixed Grammar; Chesham High School

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

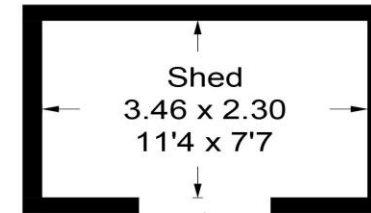
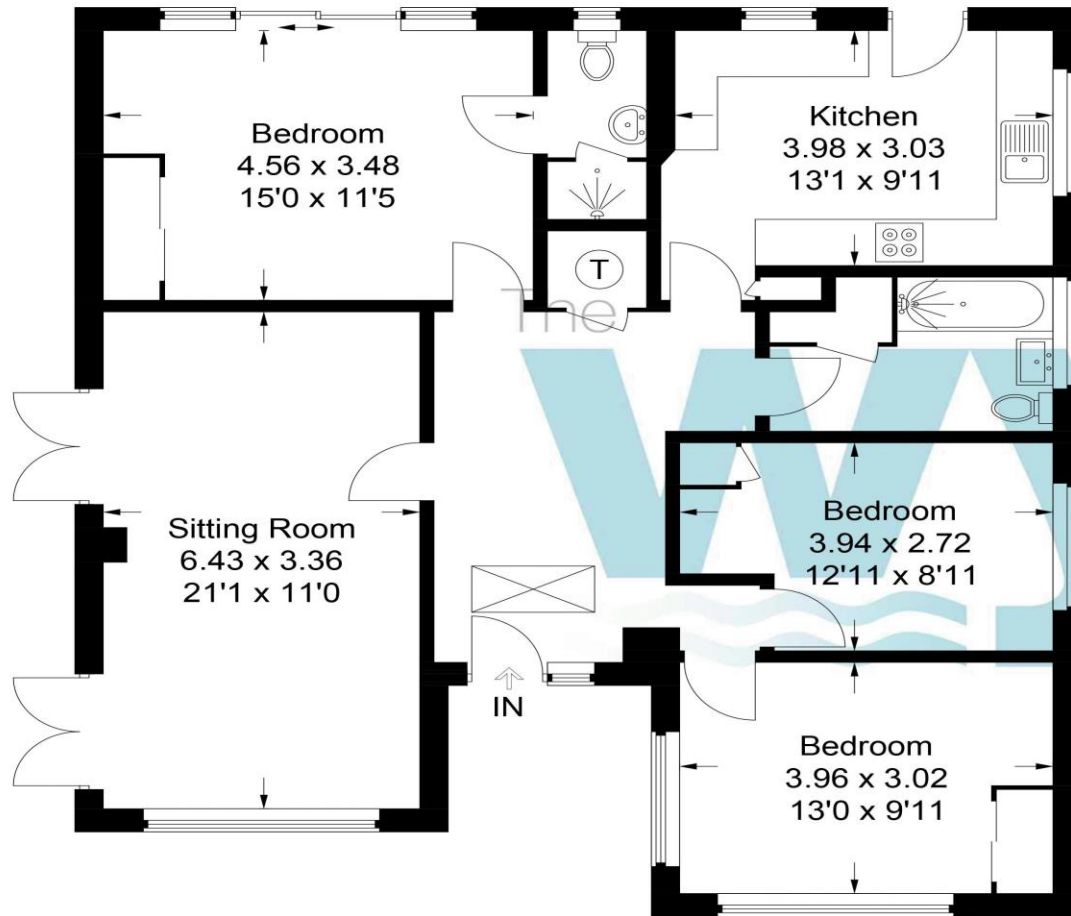
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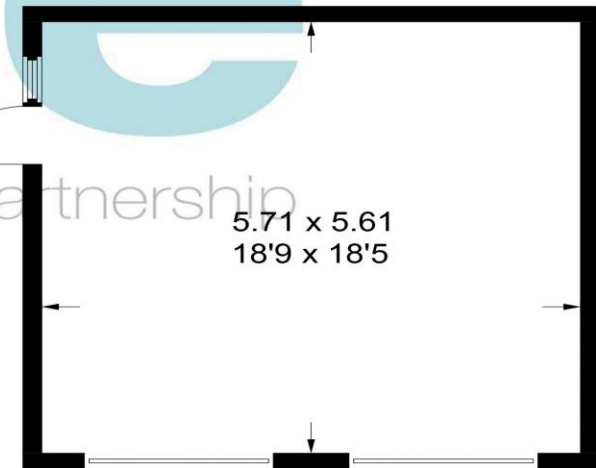


## Robins Roost

Approximate Gross Internal Area  
101.6 sq m / 1,094 sq ft  
Outbuildings = 39.8 sq m / 428 sq ft  
Total = 141.4 sq m / 1,522 sq ft



(Not Shown In Actual  
Location / Orientation)



(Not Shown In Actual Location / Orientation)

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