



Windsor Lane
Little Kingshill | Buckinghamshire

£1,500,000
Freehold







Windsor Lane

Fylde House | Buckinghamshire

We are delighted to offer this stunning 5 bedroom detached family house built in 2008. Set behind electric gates, the property has been built and is presented to a particularly high standard and benefits from 3 reception rooms and beautiful open plan kitchen dining room to the ground floor and 5 bedrooms and 3 bathrooms to the first floor.

- Wet under floor heating to ground and first floors
- Gas fired central heating and double glazing
- Entry phone system operating the main gates
- Professionally fitted alarm and CCTV system
- Five bedrooms, three bathrooms
- Open plan kitchen dining room
- Garage and off street parking set behind electric gates
- South facing rear garden with beautiful views
- Sole agent



Ground floor

Entrance hall – Spacious, travertine floor with wet under floor heating system, under stairs storage cupboard, stairs rising to the first floor, colonial style shutters, spotlights.

Cloakroom WC – Spacious, modern matching white suite comprising Villeroy & Boch enclosed cistern WC, wash hand basin with mixer tap set on an oak plinth with drawer beneath, travertine floor with wet under floor heating system, extractor fan, plant cupboard housing a water softener, manifold for under floor heating and a pressurised hot water tank, spotlights.

Study – Engineered oak floor with wet under floor heating system, colonial style shutters, spotlights.

Dining room/family room – Currently used as a gym, engineered oak floor with wet under floor heating system, five-amp lighting ring, colonial style shutters, spotlights.

Sitting room - Engineered oak floor with wet under floor heating

system, five-amp lighting ring, open fireplace with a limestone mantelpiece surround with matching hearth with a gas point colonial style shutters, spotlights.

Open plan Kitchen/Breakfast room – Matching base units, wall cabinets and display cabinets, island with a quartz composite worktop with inset one and a half bowl Franke sink unit with single drainer and mixer tap, integrated Siemens dishwasher, Siemens four ring induction hob with matching contemporary style glass and stainless steel extractor hood over with stainless steel splash back, integrated bin system, two Siemens electric fan ovens, Siemens combination microwave oven, integrated Siemens coffee machine, two Siemens plate warmers, integrated Hotpoint wine fridge, integrated Siemens freezer, integrated fridge, tread lighting, down lighting, travertine floor with wet under floor heating system, variable spotlights, double glazed double doors to the south facing sun terrace with colonial style shutters, steps down to the dual aspect breakfast area, travertine floor with wet under floor heating system, double glazed double doors to the south facing terrace with colonial style shutters, spotlights.

Utility room – Base units with a quartz composite worktop with inset stainless steel sink unit with mixer tap, plumbing for washing machine, space for condensing tumble dryer, extractor fan, travertine floor with wet under floor heating system, spotlights.

First floor

Landing – Galleried, fitted carpet with wet under floor heating system, linen cupboard with fitted carpet and radiator, access to loft via a pull-down ladder.

Principal bedroom – Fitted carpet with wet under floor heating system, five-amp lighting ring, colonial style shutters, spotlights.

Ensuite shower room WC – Large walk-in shower cubicle with rain-water shower head and handheld shower, fully tiled, ceramic tiled floor with wet under floor heating system, twin Villeroy & Boch wash hand basins with mixer taps over and storage cupboards under set on a limestone



top, enclosed cistern WC, chrome vertical heated towel rail, extractor fan, spotlights.

Bedroom two - Fitted carpet with wet under floor heating system, under eaves storage cupboards, access to the Jack and Jill bathroom, colonial style shutters, spotlights.

Ensuite shower room WC – Jack and Jill style, large walk-in shower cubicle with rain-water shower head and handheld shower, fully tiled, ceramic tiled floor wet under floor heating system, pedestal wash hand basin with mixer tap, floating WC, chrome vertical heated towel rail, extractor fan, spotlights.

Bedroom three - Fitted carpet with wet under floor heating system, under eaves storage cupboards, access to the Jack and Jill bathroom, colonial style shutters, spotlights.

Bedroom four - Fitted carpet with wet under floor heating system, colonial style shutters, spotlights.

Bedroom five - Fitted carpet with wet under floor heating system, colonial style shutters, spotlights.

Bathroom WC – Modern matching Villeroy & Boch white suite comprising a paneled bath with a side mixer tap and handheld shower, shower cubicle, wash hand basin with mixer tap, floating WC, ceramic tiled floor wet under floor heating system, chrome vertical heated towel rail, Velux window with integrated blind, extractor fan, spotlights.







Outside

Front – Driveway approached via dual electric timber five bar gates to a gravel driveway providing off street parking for many cars, sunken courtyard garden trimmed with cast iron balustrades.

Garage – Electric up and over door, power and light, Valliant gas central heating boiler.

Rear – Landscaped south facing, large yorkstone style sun terrace, outside lights, two outside taps, one situated on the side pedestrian access, mainly laid to lawn well stocked flower and shrub borders, views across neighboring orchard.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C	80	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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64 High Street, Great Missenden, Buckinghamshire HP16 0AN Tel: 01494 890990
 Email: info@jeremyswan.co.uk To register, please visit our website at www.jeremyswan.co.uk.
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