



Stony Lane
Little Kingshill | Buckinghamshire

£775,000 subject to contract
Freehold


Jeremy Swan

Hunters Lodge

Little Kingshill | Buckinghamshire

Located at the end of a long driveway is this deceptively spacious property on a glorious part sylvan corner plot. Its accommodation is generous and offers great versatility to suit modern lifestyles. Some of its many pleasing features include:

- Three / four bedrooms
- Two reception rooms
- Off street parking for several vehicles
- Private road location in popular Little Kingshill
- Gas fired central heating and double glazing
- Sole agent



Entrance Porch – Entry through UPVC front door, laminate floor, multi-pane door to:

Entrance Hall – Laminate floor, large storage cupboard.

Reception Room / Bedroom four – Fitted carpet, large floor to ceiling window, storage cupboards.

Dining Room – Laminate floor, vaulted ceiling, large picture window.

Living Room – Vaulted ceiling, open fireplace with terracotta tiled hearth, built in book shelves, fitted carpet and sliding doors to rear garden.

Garden Room – Parquet flooring, sliding doors to rear garden.

Kitchen – Fitted with matching white base units and wall cabinets, worktop with 1 ½ bowl stainless steel sink unit with mixer tap, Neff electric double oven, laminate flooring.

Utility Area – Glazed door to rear garden, space for washing machine and tumble dryer, laminate flooring.

Study – Door to remainder of garage, two windows, radiator.

Principal Bedroom – Fitted carpet, range of built in wardrobe cupboards, radiator.

Bedroom Two – Fitted carpet, spotlights, range of built in wardrobe cupboards.

Bedroom Three – Fitted carpet, range of built in wardrobe cupboards, radiator.

Inner Lobby - Airing cupboard housing lagged copper cylinder hot water tank.

Bathroom – Modern matching white suite comprising low flush WC, vanity unit with inset ceramic sink with mixer tap, large walk in shower with glass screen, fully tiled, spotlights.



Outside


Front – Off street parking for three to four vehicles, remainder of the garden is mainly laid to lawn with flower and shrub borders, access to garage.

Rear – Large sun terrace, mostly laid to lawn with a variety of mature trees, shrubs and plants.

Garage – Electric up and over door, power and light.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

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