



Heath End Road  
Little Kingshill | Buckinghamshire

£1,450,000 subject to contract  
Freehold













# Midsummer Lodge

## Little Kingshill | Buckinghamshire

A very unusual opportunity to purchase this stunning 3/4 bedroom detached barn on a particularly large plot of approximately 3 acres. Converted by the current owners, Midsummer Lodge has been built to a particularly high standard and offers spacious living for a family that would like to live with and enjoy the west facing recreational land, ideal for horses or other outdoor interests.

- 3/4 bedrooms
- 2 bathrooms
- Approximately 3 acres of recreational land
- Gas fired central heating
- Double glazing
- Garage and off street parking
- Party room
- Studio/treatment room that could be used as forth bedroom or annexe
- Presented in beautiful condition
- Sole agent



### Ground floor

**Entrance Lobby** – Vaulted, Indian slate floor, double glazed door through to a private courtyard garden.

**Party Room** – Versatile space, vaulted, feature beams, flagged stone floor, three doors to the south-west facing outside, double glazed floor to ceiling picture windows overlooking a pond.

**Kitchen/dining area** – Range of matching base units, wall cabinets and displays cabinets, wooden worktop with inset Butler sink with single drainer and mixer tap, integrated Smeg dishwasher, stainless steel Smeg Range with six ring gas burners, two fan ovens with plate warmer, stainless steel Smeg extractor hood

over, American style fridge freezer, spotlights, Indian slate floor.

**Dining area** – Contemporary style cast iron wood burner sat on a brick hearth, two radiators, wall lights, door to the outside, exposed timber beams, dresser unit with TV point above, Indian slate floor.

**Utility Room** – Matching base units and wall cabinets, worktop with inset one and half bowl sink unit with single drainer and mixer tap, plumbing for washing machine, storage cupboard, gas central heating boiler.

**Sitting Room** – Dual aspect, double glazed double doors to a south facing terrace overlooking the outside

grounds and pond, contemporary styled free-standing cast iron wood burning stove sat on a granite hearth, exposed timber beams, solid oak floor, radiator, wall lights.

**Hallway** – Indian slate tile floor, exposed timber beams, spotlights, double multipane doors through to the garden room, multipane door leading through to courtyard garden, radiator, stairs rising to the first floor.





**Garden Room** – Triple aspect, Indian slate floor, spotlights, door to the courtyard garden, two built-in storage cupboards, radiator.

**Downstairs Cloakroom WC** – Modern matching white suite comprising enclosed cistern WC, oval wash hand basin with side mixer tap and storage under, extractor fan, LVF vinyl floor radiator, spotlights.

**Courtyard garden** – Covered area, storage and boot racking, gravel path with brick trimming, wooden five bar gate, outside tap, outside lights, leads round to a studio/bedroom four.

**Bedroom Four** – Versatile space, triple aspect, solid oak floor, access to a small loft area, radiator.

**Ensuite WC** – Wash hand basin with mixer tap, low flush WC, oak floor, extractor fan, radiator, spotlight.







**Principal bedroom** – Dual aspect, laminate floor, feature paneling, TV point, built-in wardrobe cupboards, additional storage, exposed timber beams, two radiators, wall lights.

**Ensuite Shower Room** – Large walk-in shower cubicle with rain-water shower head, poly marble wash hand basin with waterfall mixer tap and storage cupboards under, enclosed cistern WC, LVF vinyl floor, extractor fan, radiator, spotlights.

**Landing** – Fitted carpet, Velux windows with blinds, storage cupboards, airing cupboard housing Megaflo pressurised hot water system, built-in wardrobe cupboards, radiator.

**Bedroom Two** – Triple aspect, fitted carpet, under eaves storage cupboards, bedside reading lights, three Velux windows with blinds, built-in wardrobe cupboards, radiator.

**Bedroom Three** – Dual aspect, fitted carpet, three Velux windows with blinds, built-in wardrobe cupboard, radiator.





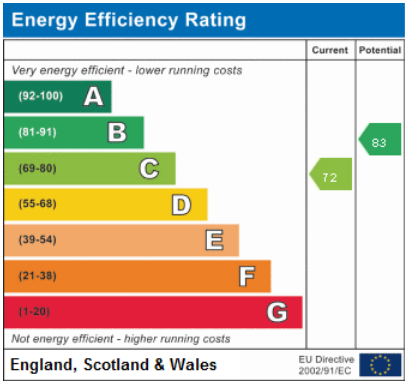


# Outside

**Front** – Shared gravel driveway upon approach, gravel driveway providing off-street parking for several cars.

**Garage** - With power and light and small workshop space.

**Outside** – Approximately 3 acres of recreational land, pond, courtyard garden, west facing landscaped garden with views across the grounds.







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