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3 Grange Cottages | £635,000



Features

- Three Bedrooms
- Stunning Vaulted Kitchen/Diner
- Newly Renovated Loft Room
- Countryside Views to the Rear
- End of Terrace
- Ground Floor Cloakroom

Introducing this charming end of terrace house nestled in the idyllic village of Little Kingshill. The front door opens into a good sized hallway with wooden flooring, an understairs cupboard, ground floor cloakroom and an excellent double doored pantry cupboard. The hallway has glazed doors leading to; the dual aspect sitting room with patio sliding doors onto a rear terrace, the kitchen with a range of under and above counter shaker style units incorporating a Belfast sink, integrated microwave, extractor hood, large range cooker with five gas burner hob and space for a fridge/freezer and dishwasher. The kitchen is open to the vaulted dining room with barn door and picturesque windows onto the garden and meadow beyond. The utility room can be found via a door at

the end of the dining area and has a external door leading onto the rear garden.

To the first floor is the family bathroom with a white suite including a bath with shower over, a basin and toilet and heated towel rail. Overlooking the rear garden and meadow is a large double bedroom and to the front; is a single bedroom and an overly large double bedroom with space for a super king size bed, wardrobes and chest of drawers. On the first floor landing is an airing cupboard and pull down ladder that leads to a newly renovated loft room currently used as an office and includes; two gable windows overlooking the rear, clever built in storage, radiators and LED downlighters, making superb



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use of this space. Outside the rear garden offers privacy and seclusion complete with a wooden storage unit and a shed, established shrub borders, lawn and three patio areas overlooking the meadow behind a post and rail fence with gate providing access and a covered walkway to the side of the property leading to the front garden.

To the front of the property is a garden laid to lawn with established laurel borders and a path leading to the large porch and new composite front door. Parking is to the side of the property in front of a garage roller door that is now a storage area with light and power. An internal viewing is highly recommended.

Located in the Chiltern Hills an area of outstanding natural beauty, approximately five miles west of Amersham, two and a half miles south of Great Missenden and about four and a half miles north west of High Wycombe. For commuters there are good road links to the M25 and M40 motorways, mainline railway stations in Great Missenden and High Wycombe direct to London Marylebone and links to the Underground Metropolitan line in Amersham. Little Kingshill has its own primary school; Ofsted rated 'Outstanding' and incorporates a nursery catering for children from aged 3 years.

Property information to be verified by a solicitor.
EPC Rating: C
Council Tax Band: D



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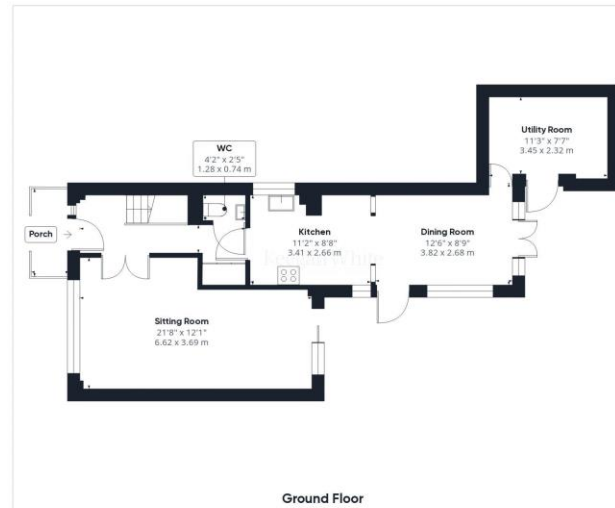


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Approximate total area⁽¹⁾

1233.93 ft²
114.64 m²

Reduced headroom

69.93 ft²
6.5 m²

(1) Excluding balconies and terraces

(2) Reduced headroom
(below 1.5m/4.92R)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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