



Keegan White
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1 Blackfern, Spurlands End Road | £925,000



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Features

- 10 Year Newbuild Warranty
- Four Double Bedrooms
- Vast Kitchen, Lounge, Diner
- Hansgrohe Brassware
- Roca Bathware
- Air Source Heat Pump
- Underfloor Heating Throughout
- Porcelanosa Tiles

The main entrance is to the side under a pitch roof, and the central entrance hall provides access to all rooms and has the guest cloakroom, a cloaks cupboard, under stairs storage and stairs that rise to the first floor. To the front of the property there is a large living room with two windows and a study or playroom that also has a window overlooking the front. To the rear is very large and impressive open plan kitchen, lounge, diner in the region of 8m x 7m (27ft x 24ft) with bi-folding aluminium doors that open up to the south westerly facing rear garden. The kitchen has quartz worktops with an inset sink & drainer with a boiling water tap, and a range of base and eye level storage units. Included is a Neff induction hob, extractor fan, and oven, along with a wine cooler, dishwasher, separate larder fridge and freezer. Adjacent

to this is the utility room that houses the boiler, pressurised water cylinder, space for stacking a washing machine and tumble dryer, along with quartz worktop with drainer and undermounted sink.

To the first floor, there is a central landing that gives access to the four double bedrooms and family bathroom with a four piece bathroom suite. Two of the bedrooms benefit from having their own ensuite shower rooms. Externally, there is a private driveway that has parking for several vehicles with an electric charge point ready for use and a bin store. The side gate gives access to the south westerly rear garden with a large patio for al fresco dining and a lawn with fenced borders.



Nestled in the Chiltern Hills, Great Kingshill forms part of Hughenden Parish and is located in between the towns of Great Missenden, High Wycombe, and Amersham, all of which have a host of retail, leisure, entertainment venues. The village itself has a local store, located opposite the cricket club, which are just over a mile away from the house. There are local groups and societies within the village, and the well regarded Great Kingshill Church of England Primary School and Pipers Corner School. Further schooling, with a variety of good and outstanding Ofsted ratings, can be found at Widmer End, Cedar Park, Holmer Green and Little Kingshill. People relocate here to take advantage of the excellent schooling options, with Grammar Schools

and Private Schools also on offer. For commuters, there are multiple rail options from Amersham, Great Missenden and High Wycombe. Similarly for road commuters, the M40 is about 6 miles away, with the M25 and London Heathrow Airport just beyond.

Additional Information:

New Build 10 Year Warranty

Predicted Energy Performance Rating: B (84)

Air Source Heat Pump

Underfloor Heating to Ground and First Floors





Ground Floor



Floor 1

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Approximate total area⁽¹⁾

1878.73 ft²

174.54 m²

Reduced headroom

2.59 ft²

0.25 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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