



Keegan White
ESTATE AGENTS

2 Blackfern, Spurlands End Road | £925,000



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Features

- Brand New Family Home
- Four Double Bedrooms
- Bathroom & Two Ensuites
- Vast Kitchen, Lounge, Diner
- Utility and Guest Cloakroom
- Hansgrohe Brassware
- Roca Vanity Units
- Porcalanosa Tiling

The front door leads into an expansive and welcoming entrance hall that gives access to the ground floor accommodation, with stairs rising to the first floor. To the front is a family living room with bay window to front and a secondary window to side aspect. To the rear is the highly impressive kitchen, lounge, diner that boasts proportions in the region of 27ft x 24ft (8m x 7m) with bi-folding aluminium doors that open up to the south westerly facing rear garden. The kitchen has quartz worktops with inset a sink & drainer with a boiling water tap, and a range of base and eye level storage units. Also included is a Neff induction hob, extractor fan, and oven, along with a wine cooler, dishwasher, a fridge and a freezer.

Adjacent to this is the utility room that houses the boiler, the pressurised water cylinder, with space for stacking a washing machine and tumble dryer, along with a sink and drainer, and a side door to the garden. Completing the ground floor accommodation is a guest cloakroom and understairs storage. To the first floor, there are four double bedrooms, two of which are serviced by ensuite shower rooms, and the family bathroom. Externally, there is a private driveway parking for several vehicles with an electric charge point ready for use. The side gate gives access to the south westerly rear garden that has a large patio for al fresco dining, a lawn with fencing to 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 & First Floors





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