



2 The Croft, Hatches Lane, Great Kingshill, Buckinghamshire, HP15 6DS

*A wonderful opportunity to acquire this large family house, that comes to market for the first time since being built almost 50 years ago and is located within the desirable village of Great Kingshill with garage, driveway parking and potential to extend (STPP). No Onward Chain.*

First Time To Market Since Built In 1976 | Gas Central Heating | Double Glazing | Driveway Parking | Storm Porch | Entrance Hallway | Living/Dining Room | Kitchen | Study/Children's Playroom | Cloakroom | Four Bedrooms | Family Bathroom | Garage | Private Garden | Gated Side Access | Potential To Extend (STPP) | No Onward Chain |

A semi-detached house, built in 1976 and situated on a sought after quiet road in Great Kingshill, surrounded by open fields and farmland. There is an initial driveway leading to the garage and a storm porch, before entering the spacious hallway. The living room has a feature fireplace, ideal for those chilly nights in and flows through to the dining room with patio door leading to the garden. The kitchen is fitted with wall and base units and again there is door access to the garden. A good size study/children's playroom is located next to the kitchen, as well as a small cloakroom. Upstairs are four good size double bedrooms and a family bathroom comprising a low level W.C., wash hand basin and bath. Outside, to the rear, is a private garden, which is mainly laid to lawn with an initial patio, mature hedging, borders and a gated side access. Gas central heating has been installed throughout, as well as double glazing and the property comes to the market with no onward chain. This larger than average, semi-detached house, needs some updating and has potential for extending, subject to the usual consents.

**Price... £625,000**

Freehold

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	79
(39-54)	E		
(15-38)	F		
(1-14)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	
<small>www.epc-uk.com</small>			



## LOCATION

Located in the heart of this much sought after Chiltern village.... Great Kingshill is surrounded by glorious countryside and an Area Of Outstanding Natural Beauty.... Catchment area for Great Kingshill Combined School, Holmer Green Senior School and the Excellent Grammar Schools.... Village store is a short walk at the end of the road.... Restaurant and Common/Cricket Green, less than 1 minutes walk.... A more extensive range of shops available in near-by Prestwood and Hazlemere.... Buses to Great Missenden (2 miles) and High Wycombe (4 miles).... 25 minute London trains from High Wycombe... Two M40 access points within 15 minute drive....

## DIRECTIONS

From the Hazlemere office of The Wye Partnership proceed along the Holmer Green Road (signposted Holmer Green) and at the mini-roundabout turn left into Western Dene. Continue along where the road changes to North Road and at the crossroads junction turn right into Cryers Hill Lane. At the end, turn right onto Missenden Road, passing the village Common and cricket pitch on the right hand side and turn left by the corner shop into Hatches Lane. The property can be found on the left hand side.

## ADDITIONAL INFORMATION

### COUNCIL TAX

Band E

### EPC RATING

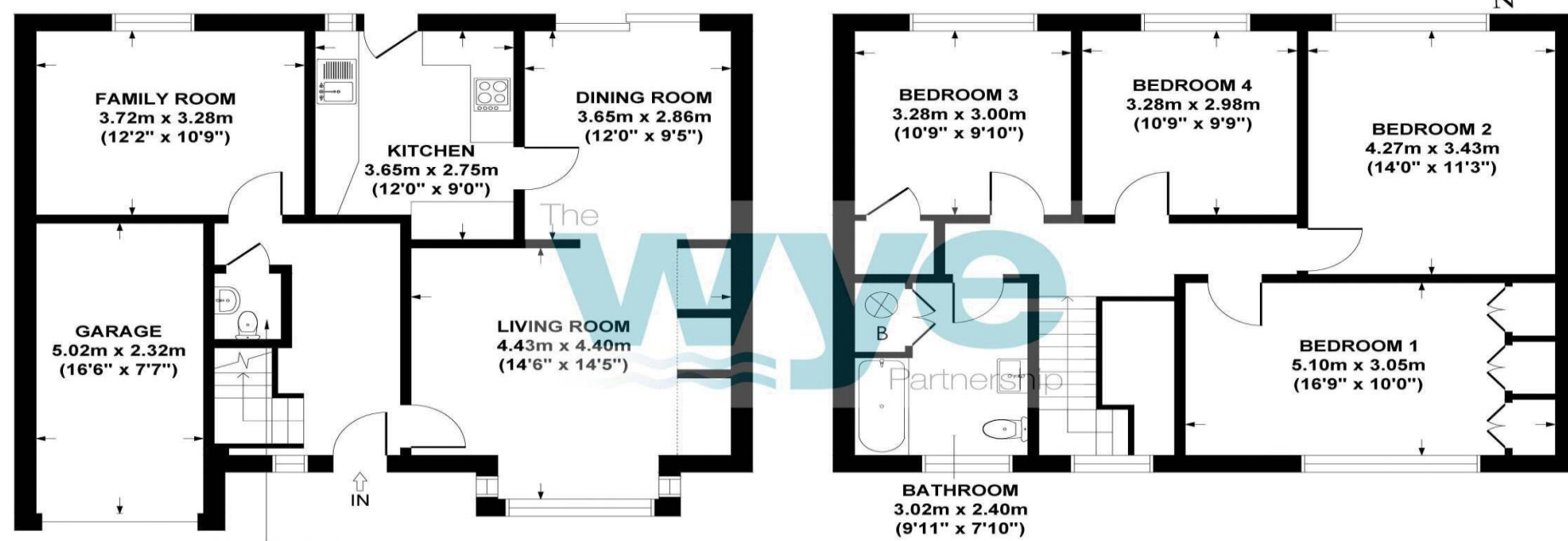
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### MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*





**GARAGE**  
GROSS INTERNAL  
FLOOR AREA 12 SQ M / 127 SQ FT

**GROUND FLOOR**  
GROSS INTERNAL  
FLOOR AREA 63 SQ M / 677 SQ FT

**FIRST FLOOR**  
GROSS INTERNAL  
FLOOR AREA 72 SQ M / 777 SQ FT

**THE CROFT, HATCHES LANE, GREAT KINGSHILL, HP15 6DS**  
**APPROX. GROSS INTERNAL FLOOR AREA 147 SQ M / 1580 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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