



8 Oak View, Great Kingshill, Buckinghamshire, HP15 6HB

A lovely chalet style house that has been extended and modernised by the current owners and now provides a superb family home in the much sought after village of Great Kingshill.

Detached Chalet Property | Extended And Modernised | Large Driveway | Car Charging Point | Private Rear Garden | Front Garden | Entrance Hallway | Lounge | Dining Room/Study/Playroom | Cloakroom | Open Plan Kitchen/Living Area | Utility Room | Boiler/Storage Room | Converted Garage (Currently A Gym) | Four Bedrooms (All Recently Fitted With Made To Measure Shutters) | Family Bathroom | En-Suite & Dressing Room To Principal Bedroom | Gated Side Access | Double Glazing | Gas Central Heating | No Onward Chain |

Situated at the end of a quiet cul-de-sac in Great Kingshill, is this extended family home that come to market with no onward chain. To the front, is a large front garden with a shingled driveway, which will accommodate several cars with car charging point, gated side access to the rear garden and before entering the property there is an external storm porch. The whole of the downstairs has an engineered oak flooring, which starts at the entrance hall and extends throughout. The main hub of this property is the open plan kitchen/living/dining room that has a fully fitted kitchen, island, stone worktops, integrated appliances, space for a good size dining table and large seating area, an ideal family gathering space! The property also benefits from a lounge, a dining room, which can be partitioned into two rooms, if required, a downstairs cloakroom, a utility room, a boiler/storeroom and converted garage, which is currently used as a gym. Upstairs are four double bedrooms (all recently fitted with made to measure shutters), with the principle bedroom having a dressing room, which has floor to ceiling fitted wardrobes and an en-suite, plus there is a family bathroom. There is also access to the Eaves storage in the principle bedroom, landing and bedroom two. To the outside, the rear garden is private with an initial 'Trex' decking area and then mainly laid to lawn with mature borders.

Price... £825,000

Freehold

Energy Efficiency Rating		Current	Potential
More energy efficient - lower running costs			
100+1	A		
80+91	B		
60+50	C	76	83
45+40	D		
35+35	E		
25+20	F		
15+10	G		
Less energy efficient - higher running costs			

England & Wales
EU Directive 2002/91/EC
www.epc4u.com



LOCATION

Situated on a pleasant and quiet cul-de-sac.... Much sought after Chiltern village.... Great Kingshill is surrounded by glorious countryside and an Area Of Outstanding Natural Beauty.... Village convenience store and restaurant located by the Cricket Green.... Extensive range of shops and doctors/dentist surgery in nearby Prestwood and Hazlemere.... Good choice of schools catering for children of all ages.... Catchment for the excellent Grammar Schools.... Local bus route to Great Missenden (3 miles) and High Wycombe (5 miles).... A 25 minute London train service from High Wycombe.... London Underground Station in Amersham.... Two M40 access points within a 15 minute drive.... Easy access for the M25....

DIRECTIONS

From the Hazlemere office of The Wye Partnership leave the crossroads on the Holmer Green Road, taking the second exit at the first mini roundabout, proceeding up Sawpit Hill and follow the road to the end. At the next mini-roundabout turn left into Spurlands End Road, continuing along and take the third turning left into Copes Road. Continue along and then take the first left into Cockpit Road, again continuing along, taking the third turning on the right into Oak View, where the the property can be found towards the end of the road on the left hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

Band F

EPC RATING

C

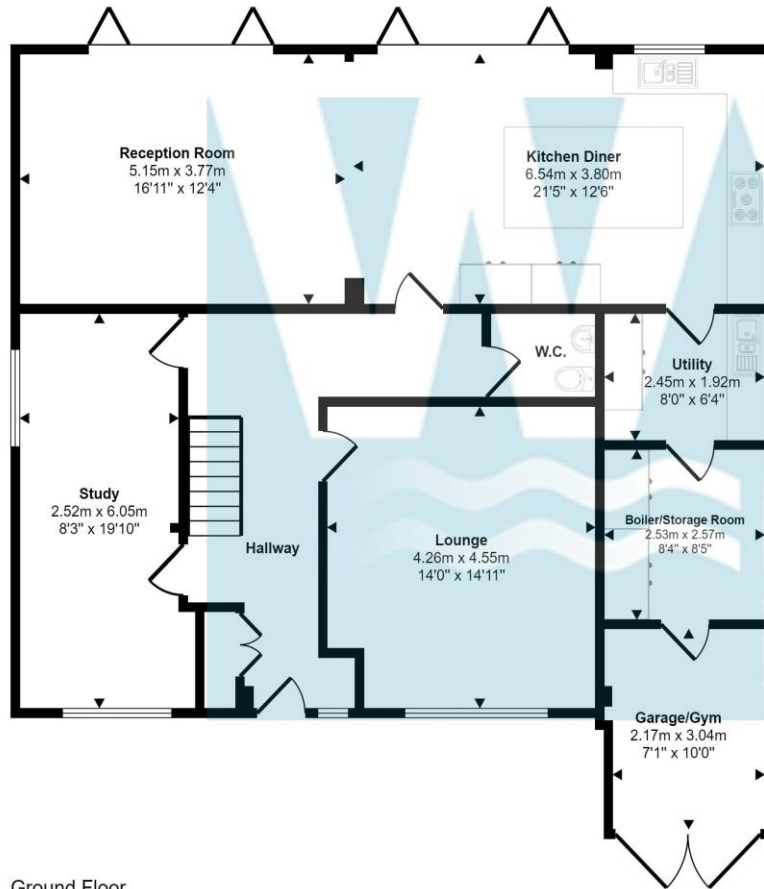
MORTGAGE

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.

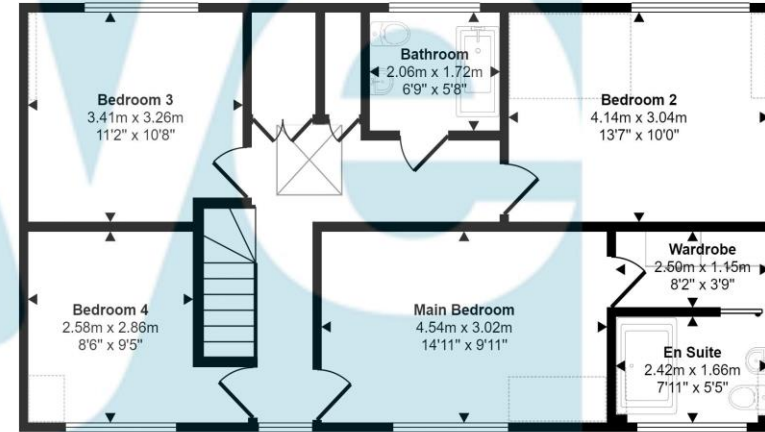


Approx Gross Internal Area
194 sq m / 2087 sq ft



Ground Floor
Approx 121 sq m / 1300 sq ft

Denotes head height below 1.5m



First Floor
Approx 73 sq m / 787 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

3 Market Parade, Hazlemere, Bucks, HP15 7LQ

01494 711 284

hazlemere@wyeres.co.uk

wyeres.co.uk

The **wye** Partnership