

Waterside, Stag Lane, Great Kingshill, Buckinghamshire, HP15 6EW



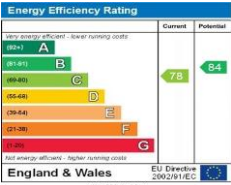
*A lovely, extended, chalet bungalow situated in the much sought after Chiltern village of Great Kingshill with five bedrooms and field views to the front.*

Detached Chalet Bungalow | Beautifully Presented | Over 2000 sqft Of Property | Large Welcoming Entrance Hallway | Open Plan Kitchen/Living/Dining Area | Five Bedrooms | En-Suite To Principal Bedroom | Two Further Bathrooms | Large Shingle Driveway | Single Garage With Potting Shed To Its Rear | Lovely Private Garden | Gas Central Heating | Double Glazing | Field Views To The Front |

This deceptive, chalet bungalow boasts over 2000 sqft of accommodation, thoughtfully spread over two floors, comes to market in immaculate condition and is located in Great Kingshill, with its good local schooling. Leading up to the front door is a large, shingled driveway and access down the side to a single garage. Once inside, the property there is a large entrance hallway with wood flooring that flows through the ground floor. The hub of this property is the open plan kitchen/dining/living area, which is excellent for entertaining or for family living. There are two bedrooms on the ground floor, which can be used as further reception rooms or even a children's playroom and home office. There are three bathrooms, one downstairs and two to the first floor. Once upstairs, there are three further bedrooms with the large, principal bedroom enjoying the use of an en-suite, built in cupboards and a Juliet balcony overseeing the garden. To the rear of the property is a beautifully manicured garden with an initial patio and then mainly laid to lawn. This is one of those chalet bungalows that must be viewed to appreciate its size.

**Price... £885,000**

Freehold





## LOCATION

Situated in a 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 Metropolitan Line in Amersham.... M40 access point 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 the road merges into Stag Lane and the property can be found on the right hand side identified by a Wye Partnership 'For Sale' Board.

## ADDITIONAL INFORMATION

### COUNCIL TAX

Band F

### EPC RATING

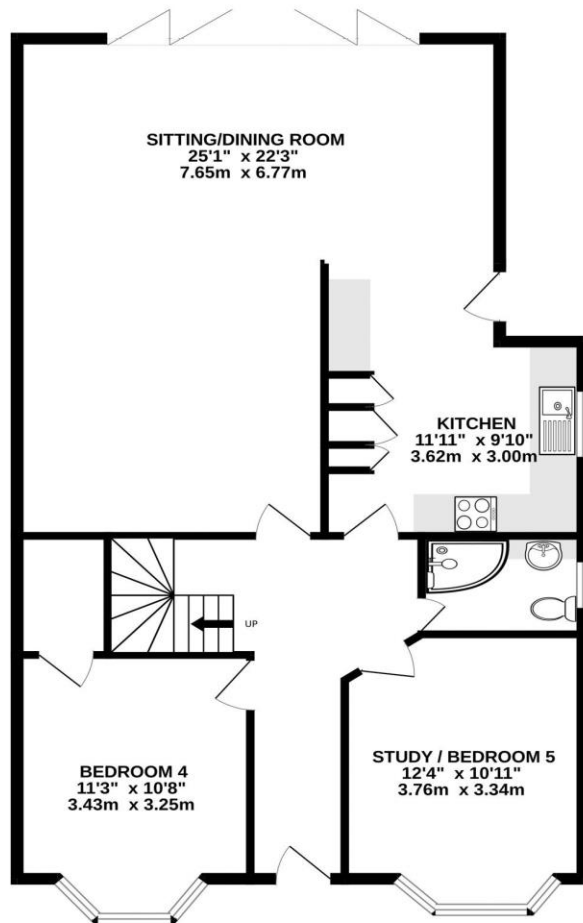
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*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*

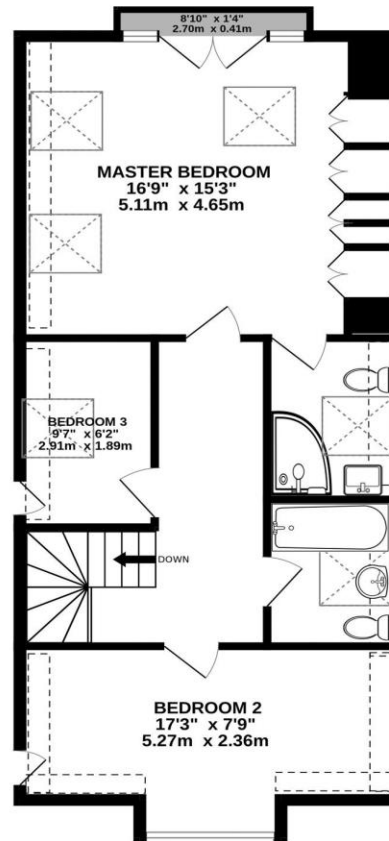
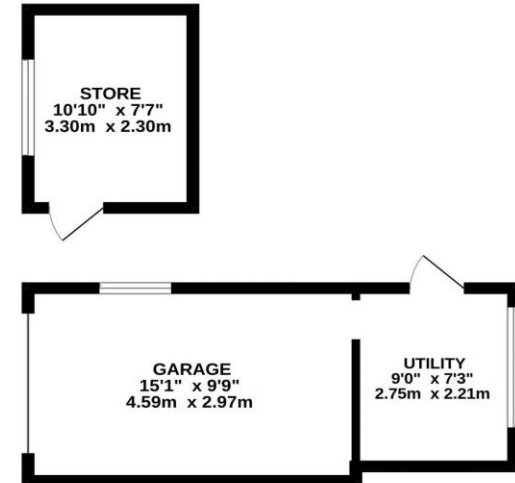




GROUND FLOOR



1ST FLOOR

OUTBUILDINGS  
296 sq.ft. (27.5 sq.m.) approx.

TOTAL FLOOR AREA : 2070sq.ft. (192.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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The **wye** Partnership