



Connells

St. Margarets Grove
Great Kingshill High Wycombe

St. Margarets Grove Great Kingshill High Wycombe HP15 6HW

for sale guide price
£625,000



Property Description

Situated in the highly sought-after village of Great Kingshill, this spacious three to four-bedroom link-detached family home offers versatile accommodation and excellent potential for modern family living. The property is approached via an entrance porch leading into a welcoming hallway, with a convenient ground-floor shower room.

The heart of the home is the impressive kitchen/dining room, providing ample space for everyday family life and entertaining guests. A separate utility room provides additional storage and practicality, with access to the attached garage.

A particular feature of the property is the versatile lounge, which can be adapted to suit a range of requirements. Depending on your needs, this generous room could serve as a fourth bedroom, formal dining room, children's playroom, second reception room, home office or family room, making the property ideal for growing or multi-generational families.

On the first floor, the property features three well-proportioned bedrooms. The principal bedroom is particularly spacious and benefits from fitted wardrobes, while the second double bedroom and third bedroom are served by a family bathroom fitted with a bath, wash hand basin and WC.

Externally, the property benefits from a private driveway and garage, with potential for further enhancement subject to the necessary permissions.

Location

St. Margarets Grove is located within the highly desirable village of Great Kingshill, nestled in the heart of the Chilterns Area of Outstanding Natural Beauty. The village enjoys a strong community feel and benefits from a well-regarded primary school, local amenities and excellent countryside surroundings. Nearby Hazlemere, Prestwood and High Wycombe provide a wider range of shopping, leisure and educational facilities, while High Wycombe railway station offers direct services to London Marylebone. Excellent road links via the A404 and M40 further enhance the area's appeal, making Great Kingshill an ideal location for families and commuters alike.

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Total floor area 143.7 m² (1,546 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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1-3 Queen Victoria Road
 HIGH WYCOMBE HP11 1BA

EPC Rating: D Council Tax
 Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/WYC313747



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