



6 St. Margarets Grove

Great Kingshill

- Stunning Detached Family House - Single Garage - Driveway Parking
- Entrance Hallway - Cloakroom - Store Room
- Three Bedrooms - Ensuite Shower Room - Ensuite Toilet - Family Bathroom
- Modern Kitchen With Marble Worktops - Utility Area
- Dining Room - Living Room - Lounge/Kids Playroom
- Beautiful South Westerly Facing Garden With Summer House And Courtyard Area
- Gas Central Heating - Double Glazing

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....

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D



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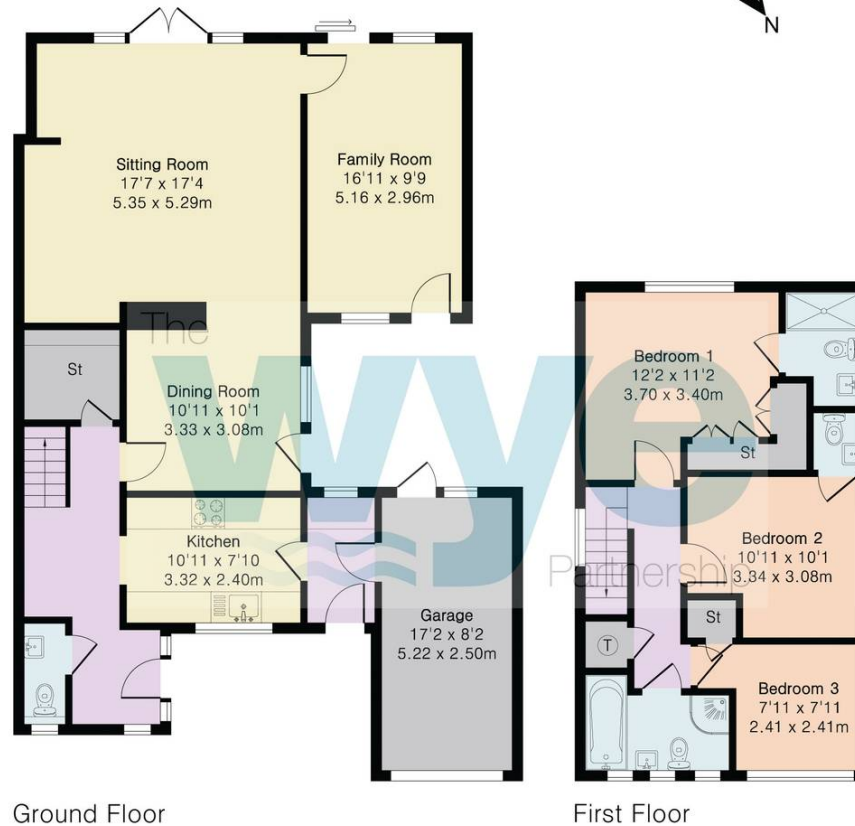
This stunning, detached family house offers an exceptional blend of modern style and practical living, perfectly suited for contemporary family life. Upon entering the spacious hallway, you are greeted by a sense of light and space with a convenient cloakroom and a dedicated store room providing ample storage solutions. The beautiful appointed, modern kitchen features sleek, grey gloss units and elegant marble worktops, complemented by a useful utility area. The dining room, ideal for both every-day meals and entertaining guests, flows seamlessly into the large living room, creating a welcoming atmosphere for family gatherings. For added versatility, a separate lounge/children's playroom/home office offers a flexible space to suit your lifestyle needs. Upstairs, three generously proportioned, double bedrooms provide comfortable retreats with the principal bedroom benefiting from an ensuite shower room for added privacy, while a further ensuite toilet and a luxurious family bathroom with a four piece suite ensure convenience for all. The property is enhanced by gas central heating and double glazing throughout, ensuring year-round comfort and energy efficiency. Externally, the single garage and driveway parking offer secure and practical solutions for vehicles and storage. To the rear, there is a beautiful, south westerly facing, landscaped garden with an initial patio and then mainly laid to lawn with two summerhouses and a courtyard area. This impressive home is thoughtfully designed to cater for growing families, combining stylish finishes with functional spaces and is ready to move into and enjoy.



**Approximate Gross Internal Area 1554 sq ft - 144 sq m
(Including Garage)**

Ground Floor Area 1033 sq ft – 96 sq m

First Floor Area 521 sq ft – 48 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

The Wye Partnership Hazlemere

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