





## 3 The Lincolns

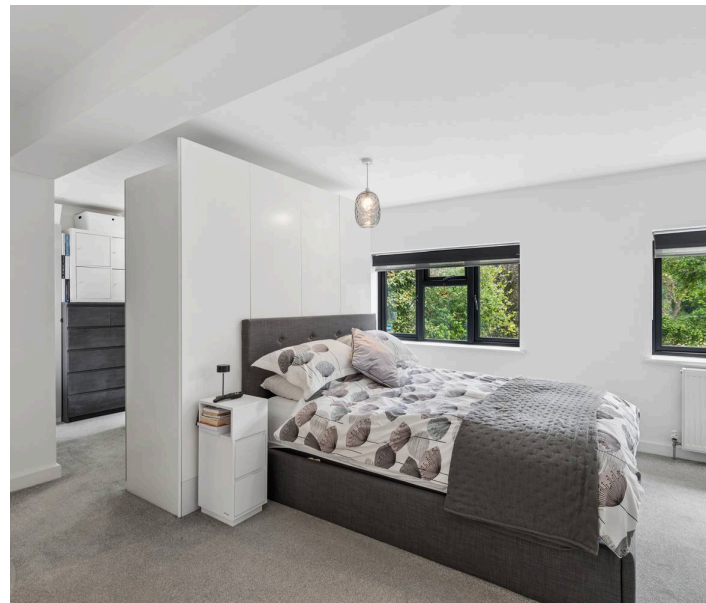
### Little Kingshill, Great Missenden

- Stunning, contemporary four bedroom detached home
- Extended and modernised to an extremely high standard
- Wonderful location in small private cul-de-sac in heart of village
- Breathtaking kitchen/dining/family room measuring 29'7 x 20'10
- Four bedrooms and two luxurious bathrooms
- Direct access to playing fields, traditional village pub and cafe/shop nearby

Little Kingshill is a small village on the outskirts of Great Missenden. It is located in the Chiltern Hills, about two and a half miles south of Great Missenden and about five miles northwest of High Wycombe. The village has its own primary school catering for children 3-11 years, judged to be "Outstanding" in the school's most recent Ofsted report. The village has a pub, cafe/shop, playing fields, a Baptist church and is surrounded by Green Belt countryside. Shopping facilities are available in Great Kingshill, Prestwood and Great Missenden. A main line rail link is available from Amersham, High Wycombe and Great Missenden, taking approximately 40 minutes into Central London. \*\*\*\*\*SCHOOL CATCHMENT: Primary- Little Kingshill Combined School, Boys' Grammar; Dr Challoner's Girls' Grammar; Dr Challoner's High School, Mixed Grammar; Chesham, Upper School/All ability; The Misbourne (We recommend you check accuracy and availability at the individual schools)

Council Tax band: F Tenure: Freehold

EPC Energy Efficiency Rating: C





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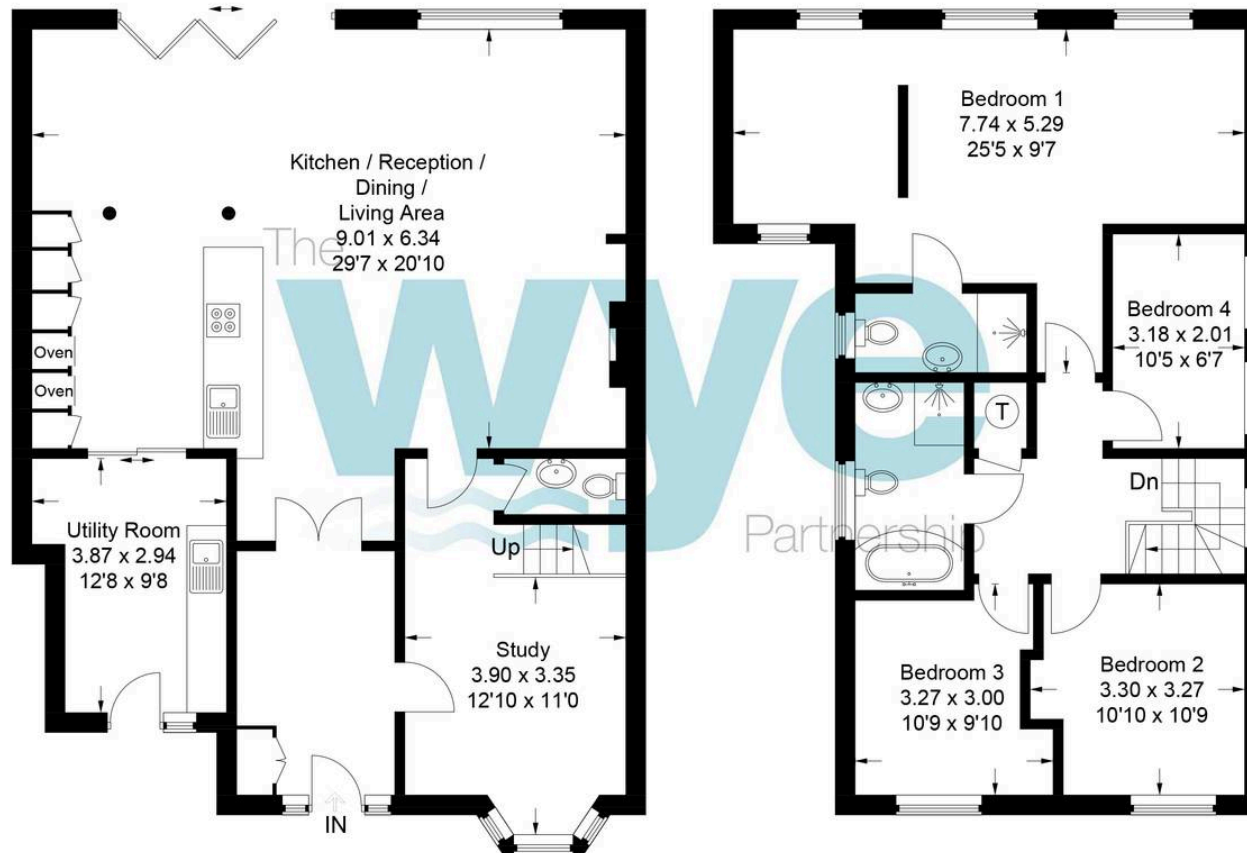
Stunning four bed detached home in private village cul-de-sac with open-plan kitchen, luxury finishes, garden access, and stylish main suite. Close to village pub, cafe, and direct access to playing fields.

This stunning four bedroom detached home is a remarkable example of contemporary design, having been thoughtfully extended and modernised to an exceptional standard throughout. Set within a small, private cul-de-sac in the heart of the village, the property offers a rare combination of privacy and convenience, with direct access to local playing fields and just a short stroll from the traditional village pub and a charming cafe/shop. The heart of the home is the breathtaking kitchen, dining, and family room, measuring an impressive 29'7 x 20'10, featuring sleek, matt cabinetry, quartz work surfaces, breakfast bar, and premium integrated appliances. Karndean flooring runs seamlessly through the open-plan space, complemented by bespoke lighting, large-format windows and bi-fold doors to the garden that flood the area with natural light. The property provides four generously proportioned bedrooms, each finished with plush carpeting, alongside a luxurious family bathroom boasting quality tiles, contemporary vanity unit, shower and bath. The impressive, double aspect principle bedroom includes a skillfully designed dressing area and contemporary en-suite shower room. This is a truly outstanding family home, blending sophisticated interiors with an enviable village setting.



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Approximate Gross Internal Area  
Ground Floor = 100.8 sq m / 1,085 sq ft  
First Floor = 73.9 sq m / 795 sq ft  
Total = 174.7 sq m / 1,880 sq ft



**Ground Floor**

**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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## The Wye Partnership Prestwood

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