



Kings Lane
South Heath | Buckinghamshire

£980,000
Freehold



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We are pleased to present this late Victorian double-fronted family home with a detached annexe on the grounds within the highly desirable village of South Heath, just a short drive away from Great Missenden with its various independent shops, cafes and restaurants and railway station into London Marylebone.

Some of its many pleasing features include:

- 5 bedrooms
- 2 reception rooms
- Self-contained annexe
- Large driveway with parking for many cars and double garage
- LPG gas-fired central heating
- Sole agent



Ground Floor

Spacious characterful entrance hall – radiator, stripped wood floorboards, stairs rising to the first floor with Victorian style balustrades, under stairs storage cupboard.

Downstairs cloakroom/W.C – modern matching Victorian style white suite comprising high flush W.C, pedestal hand washbasin, radiator, quarry tiled floor, spotlights.

Front reception room – fitted carpet, large Victorian style sash bay window, 3 radiators, fireplace with inset cast iron wood burning stove with limestone mantelpiece surround and granite hearth, wall lights.

Reception room – fitted carpet, Victorian style sash bay window with colonial style shutters, 3 radiators, open fireplace with granite surround and hearth, shelving.

Study – sash window, wall lights, stripped wood floorboards, non-working fireplace with tiled mantelpiece surround and hearth, radiator.

Kitchen / breakfast room – fitted with a range of matching base units and wall cabinets. Slate worktop with inset white Belfast sink with mixer tap and single drainer. Integrated Hotpoint dishwasher, integrated fridge, integrated microwave oven, five-ring LPG gas range with electric fan oven, normal oven and grill with extractor hood over, integrated dresser unit, radiator, terracotta tiled floor, spotlights.

Conservatory – doubled-glazed, cast-iron LPG gas living flame stove with flue pipe, terracotta tiled floor, double doors to the rear garden.

Utility room – floor to ceiling storage cupboards, wall-mounted Worcester Bosch gas central heating boiler, space for a fridge freezer, base units and wall cabinets, worktop with inset stainless steel sink unit with single drainer and corner mixer tap, plumbing for washing machine, quarry tiled floor, stable door to the rear garden, radiator.

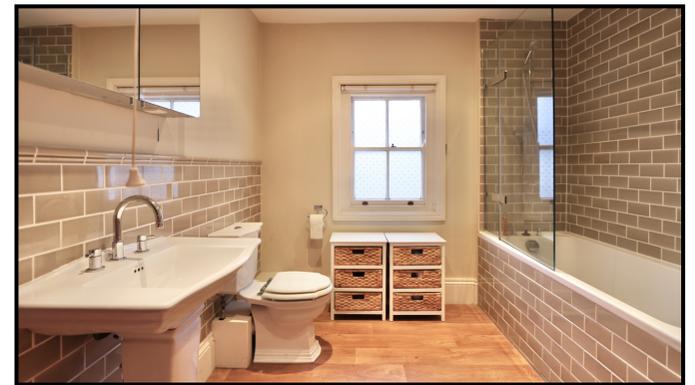
First Floor

Split level landing – Victorian balustrades, fitted carpet, radiator, linen cupboard, wall lights, stairs rising to the top floor.

Family bathroom/W.C – modern matching white suite comprising panel bath with mixer tap, separate shower over, shower screen, low-flush W.C, pedestal hand washbasin with mixer tap, chrome vertical heated towel rail, luxury vinyl wood effect flooring, storage cupboard, spotlights.

Principal bedroom – fitted carpet, radiator, step down to a dressing room with fitted carpet, built-in wardrobe cupboards, additional hanging space and drawer space.

Ensuite bathroom/W.C – modern matching white suite comprising panel bath with mixer tap and shower attachment, large shower cubicle, low-flush W.C, floating wash handbasin with mixer tap, luxury vinyl wood effect flooring, spotlights.



Bedroom 4 - fitted carpet, radiator.

Bedroom 3 - fitted carpet, radiator.

Top Floor

Landing - fitted carpet, under eave storage, further storage cupboard above stairwell, access to the attic.

Bedroom 2 - dual aspect, fitted carpet, radiator.

Ensuite shower room/W.C - comprising Aqua Lisa shower cubicle, enclosed wash handbasin with storage cupboards under, enclosed cistern Saniflow W.C, extractor fan, Velux window.

Outside

Front garden - mainly laid to lawn, large driveway providing off-street parking for many cars approached by double wooden gates with power (non-working).

Rear Garden - mainly laid to lawn with well-stocked flower and shrub borders, large deck area with LPG tank under and access, timber shed.

Annexe - Entrance Hall, could and has been previously used as a treatment room, luxury wood effect vinyl flooring, electric radiator and spotlights.

Bedroom - dual aspect, luxury wood effect vinyl flooring, door to rear garden, air conditioning also providing heating enclosed wash handbasin with mixer tap and storage cupboards under, wall lights, spotlights.

Shower room/W.C - modern matching white suite comprising shower cubicle, floating wash handbasin with mixer tap, enclosed cistern W.C, chrome vertical heated towel rail, ceramic tiled floor, extractor fan, spotlights.





64 High Street, Great Missenden, Buckinghamshire HP16 0AN Tel: 01494 890990
 Email: info@jeremyswan.co.uk To register, please visit our website at www.jeremyswan.co.uk.
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