



16 Limmers Mead, Great Kingshill, HP15 6LT

In Excess of £800,000

16 Limmers Mead

Great Kingshill

- Detached Family House - Modernised Throughout - Quiet Cul-de-Sac In Popular Great Kingshill Village
- Driveway Parking - Detached Garage - Electric Car Charging Point
- Four Double Bedrooms - Beautiful Modern Bathroom
- Living/Dining Room With Log Burner - Open Plan Kitchen/Breakfast Room With Integrated Appliances
- Study/Kids Playroom - Cloakroom - Large Entrance Hall - Hive Gas Central Heating - Double Glazing
- Landscaped Garden - Gated Rear And Side Access

Situated on a pleasant and quiet cul-de-sac.... 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 Metropolitan Line Station in Amersham.... Two M40 access points within a 15 minute drive.... Easy access for the M25.... Council Tax band: F

Tenure: Freehold

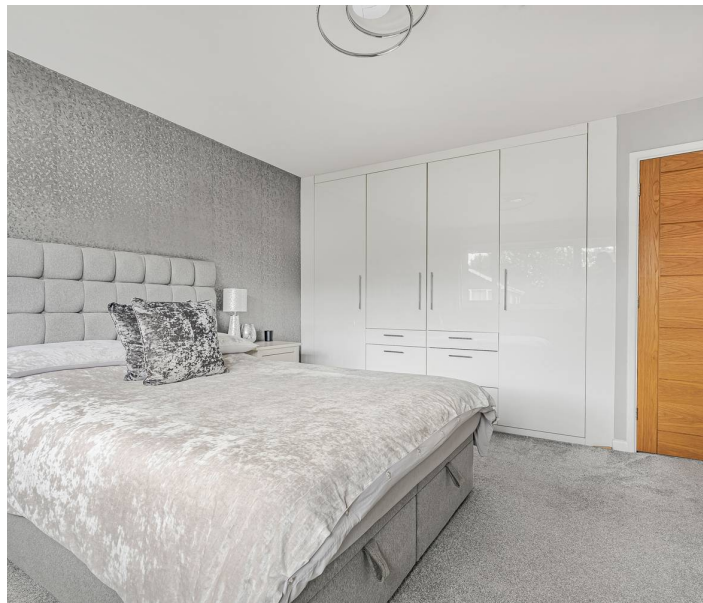
EPC Energy Efficiency Rating: C



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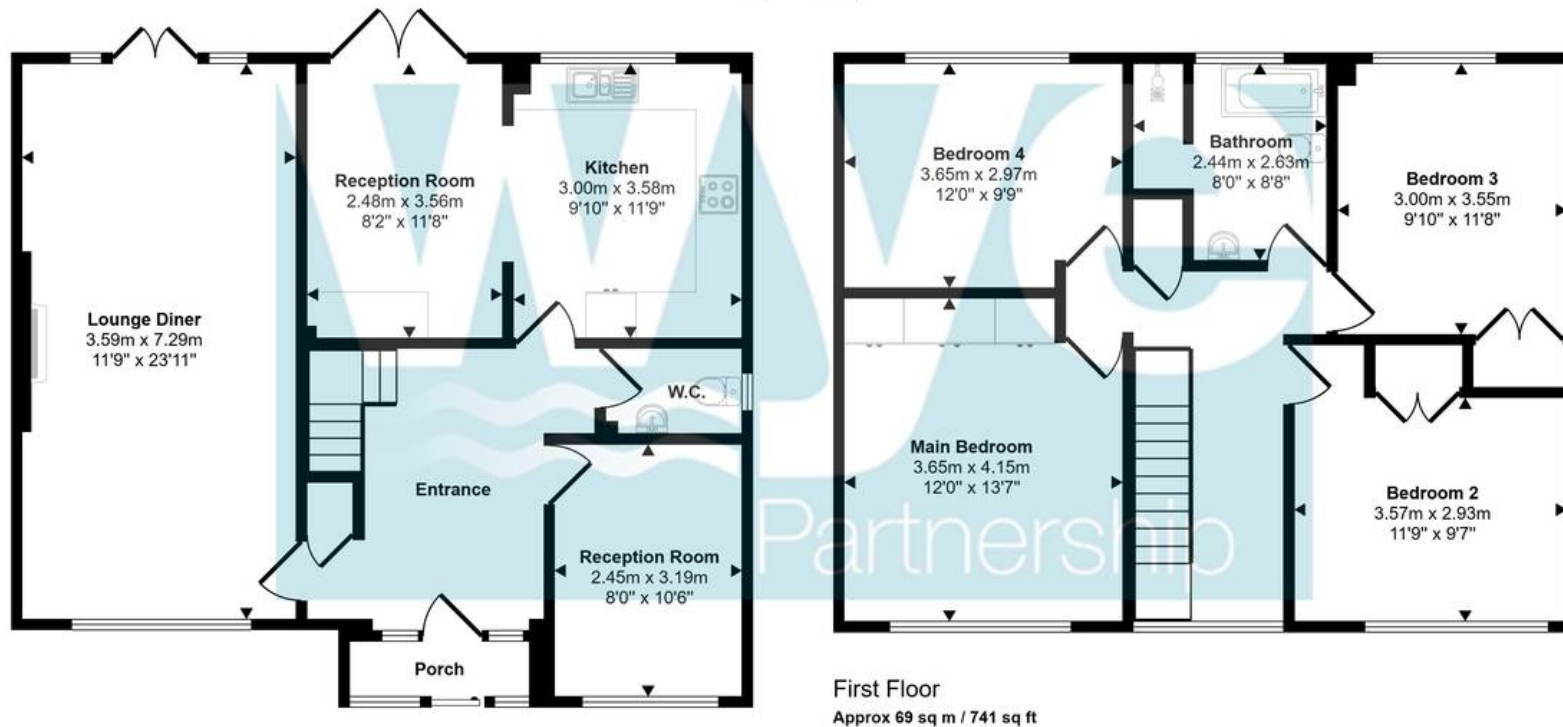
Great Kingshill

Situated in a quiet cul-de-sac, within the highly sought-after village of Great Kingshill, is this beautifully modernised, detached family home, which presents an exceptional opportunity for those seeking spacious and contemporary living. The property boasts an impressive entrance hall with stylish Karndean flooring, creating a welcoming first impression and providing access to the principal ground floor rooms. The expansive dual aspect living/dining room features a log burner for cosy evenings, as well as French doors that allow natural light and access to the garden. The open plan kitchen and breakfast room is a true highlight, fitted with modern gloss wall and base units, integrated appliances and offering ample room for family gatherings, plus French doors leading to the garden. A versatile study or children's playroom provides valuable flexibility for modern family life, while a practical cloakroom completes the ground floor accommodation. Upstairs, four generously proportioned, double bedrooms ensure comfort for all family members, complemented by a beautifully appointed modern bathroom that includes both a bath and a wet room. The garden has been beautifully landscaped with an initial patio, Astro Turf and two side gates, as well as a door leading to the garage. The property is equipped with Hive gas central heating and double glazing throughout, ensuring year-round comfort and energy efficiency. Additional features include driveway parking, a detached garage for further storage and an electric car charging point. This home has been thoughtfully updated throughout, combining stylish finishes with practical enhancements to create a truly turnkey property. Located in Great Kingshill, this home offers a rare blend of peace, privacy, and contemporary living in one of Buckinghamshire's most desirable villages with its good local schools and amenities.





Approx Gross Internal Area
142 sq m / 1528 sq ft



Ground Floor
Approx 73 sq m / 787 sq ft

First Floor
Approx 69 sq m / 741 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

The Wye Partnership Hazlemere

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