



Wynyard-Wright
& Ellis

RESTCOT, WINDSOR LANE, LITTLE KINGSHILL, BUCKINGHAMSHIRE, HP16 0DZ

RESTCOT
WINDSOR LANE
LITTLE KINGSHILL
BUCKINGHAMSHIRE
HP16 0DZ

Price £779,950 Freehold

A stunningly refurbished four bedroom detached house with large, level south facing gardens and open views

*Reception Hall – Cloakroom – Sitting Room
Open plan Kitchen/Diner/Family room
Study – Utility Room*

*Master Bedroom with ensuite shower room
Three further bedrooms – Family bathroom
Fully boarded attic with velux window*

Private and enclosed south facing rear garden

*Great Missenden Station 1½ miles
High Wycombe 5 miles – Amersham 5½ miles
Beaconsfield 8 miles – Central London 35 miles
(All distances are approximate)*

*Schools: Little Kingshill Combined School Infant and Junior
Boys' Grammar: Chesham and Dr Challoner's
Girls' Grammar: Chesham and Dr Challoner's High School
Upper/All ability: The Misbourne School*



Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendors agents "Wynyard-Wright & Ellis" and neither does any person have any authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of an offer or a contract.

Restcot

A simply stunning refurbishment, just completed by Kingshill Property Developers, a local firm of high repute. The property has been substantially extended and is virtually a new build.

Accommodation (in brief)

Ground Floor: Reception hall with Oak flooring; cloakroom; study; attractive lounge with an open fireplace ready for a woodburner or grate; striking kitchen/family/dining room by 'Red Kite' of Beaconsfield with integrated appliances; utility room.

First Floor: Master bedroom with ensuite shower room; three further bedrooms; luxury family bathroom.

Loft: excellent attic/games room with Velux window and scope to convert into an additional accommodation if required.

Additional Features

Gas fired radiator and underfloor 'Zoned' central heating and sealed unit double glazing. Solid Oak internal doors and bespoke joinery to the porch. Oak flooring, Porcelanosa ceramic tiled floors to the kitchen and bathrooms, quality carpets.

Outside

The landscaped rear garden is level, mostly laid to lawn and extends to approximately 100ft with a most pleasant outlook over paddocks. The large timber garden room/chalet offers extra space for a variety of uses. A front driveway provides ample parking.

The property is offered with no onward chain. **PART EXCHANGE CONSIDERED.**



Amenities

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 north west 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 in 2011. The village has two pubs, 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.

Directions

From our offices in Great Missenden, follow the High Street towards Amersham. After just under one mile, turn right into Nags Head Lane (by the Nags Head pub). The road bends under a railway bridge, follow this round to the left into Windsor Lane and continue into the village of Little Kingshill. Restcot will be found on the left hand side just before the school, indicated by a Wynyard-Wright & Ellis "For Sale" board.

Additional Information

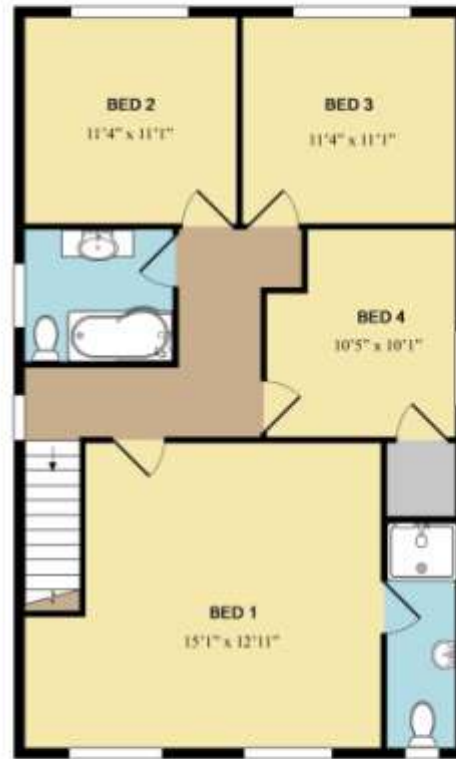
Mains water, electricity, gas fired central heating
The Local Authority is Chiltern District Council
Council Tax Band E
EPC Band C

To View This Property, please contact:

Wynyard-Wright & Ellis
38b High Street, Great Missenden, Bucks HP16 0AU
Tel: 01494 864225 / missenden@wwe.co.uk /
www.wwe.co.uk



GROUND FLOOR
APPROX. FLOOR
AREA 1121 SQ.FT.
(104.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 863 SQ.FT.
(80.2 SQ.M.)
TOTAL APPROX. FLOOR AREA 1984 SQ.FT. (184.3 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Mezonix ©2015

