Hurst Estate Agents

Reedale, Common Road, Great Kingshill, High Wycombe, HP15 6EZ

£860,000

Reedale, Common Road, Great Kingshill, High Wycombe, HP15 6EZ

A rare opportunity to acquire this five-bedroom detached family home, offering vast and flexible accommodation throughout, with further potential for expansion subject to the necessary planning permissions. Situated on a corner plot, overlooking the picturesque village green and cricket pitch in the heart of Great Kingshill, the property offers superb access to local schools and is also conveniently positioned for transport links including the mainline railway from both High Wycombe & Great Missenden stations. The accommodation includes; Entrance porch, Hallway with access to the double garage, huge L-shaped sitting room/dining room which is triple aspect, guest cloakroom, fitted kitchen breakfast room which is open plan to a wonderful conservatory and utility room, family room, double aspect principal bedroom with en-suite, three further double bedrooms and a fifth bedroom/study along with a family bathroom. The property also benefits from; gas central heating, double glazing, garage and driveway parking for several vehicles, wrap around gardens which are level and the rear garden also benefits from a recently replaced decking area. Great Kingshill enjoys a pretty village green with an active cricket club, nearby grocery store, pub and restaurant.

Buckinghamshire is also renowned for its high standard of education which includes local Grammar Schools and independent schools catering for children of all ages. Reedale is within catchment for a number of highly regarded state and private schools. Great Kingshill primary school is a short distance away, whilst secondary schooling provides two Ofsted rated Outstanding schools – The Royal Grammar School for Boys and Wycombe High School for Girls. Private schooling is also available at Pipers Corner which is only a stone's throw away from the property, or Gateway in Great Missenden, Godstowe and Wycombe Abbey in High Wycombe.

FIVE BEDROOM DETACHED FAMILY HOME

STUNNING LOCATION OVERLOOKING THE COMMON

GARAGE WITH DRIVEWAY PARKING

WRAP AROUND GARDENS

RARELY AVAILABLE AND EARLY VIEWING ADVISED

THREE RECEPTION ROOMS & LARGE CONSERVATORY

GUEST CLOAKROOM & UTILITY AREA

SECLUDED AND CENTRAL VILLAGE LOCATION

PRINCIPAL BEDROOM WITH EN-SUITE SHOWER

IN CATCHMENT FOR WELL RENOWNED SCHOOLS

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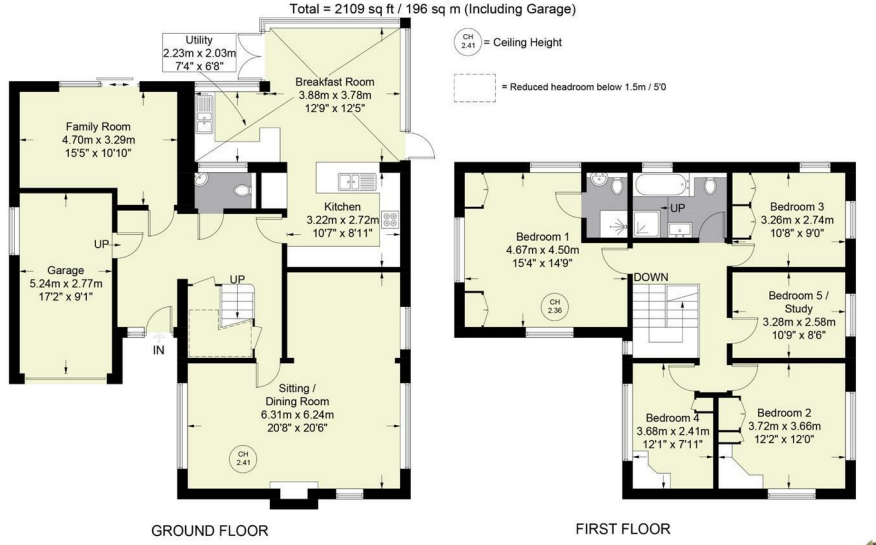
Reedale, Common Road

Approximate Gross Internal Area
Ground Floor = 1258 sq ft / 116.9 sq m
First Floor = 851 sq ft / 79.1 sq m
Total = 2109 sq ft / 196 sq m (Including Garage)

EPC: 61



Floor Plan produced for Hursts by Media Arcade ©.
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy 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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