



**Miinehoma, Spurlands End Road, Great Kingshill**  
**£850,000**

# Miinehoma, Spurlands End Road

## Great Kingshill

- Immaculate, quality new build family home
- Four double bedrooms, family bathroom, two en-suites
- High specification kitchen and bathrooms
- Underfloor heating throughout, air source heat pump
- Impressive 27'5 x 25'5 kitchen/dining/lounge
- 10 year new build warranty, EV charging point

Great Kingshill is a pretty village with the benefit of the usual facilities including a village shop, two restaurants, village hall, schools, including a local private school for girls and cricket on the village green. For more extensive facilities and schooling, nearby villages of Great Missenden and Prestwood provide shopping and social amenities, with a mainline rail link from Great Missenden to Marylebone. The towns of Amersham and High Wycombe are both easily accessible. \*\*\*\*\*SCHOOL CATCHMENT : Primary- Widmer End Combined School Upper - Holmer Green Senior School (mixed), Sir William Ramsay (mixed) Boys' Grammar- The Royal Grammar School, John Hampden Grammar School. Girls' Grammar- Wycombe High School, Beaconsfield High School. (we recommend you check availability at specific schools)

Council Tax band: G

Tenure: Freehold

Some photos have been created using CGI for illustration purposes



# Miinehoma, Spurlands End Road

## Great Kingshill

A four bedroom, three bathroom, three reception, new build home in the heart of Great Kingshill village. Offered with a 10 year new build warranty.

'Miinehoma' is an immaculate new build property, built to an exacting standard and available now. Forming part of two semi-detached properties this impressive family home has been expertly designed providing extremely spacious, modern living in a popular, quiet village, location.

This quality property comes with the modern additions expected including underfloor heating, EV charging point and air source heat pump, all leading to an energy efficient property. Entered at the front, there is a particularly large and welcoming entrance hall with access to all rooms. Initially there is a handy guest cloakroom and a front aspect great sized sitting room.

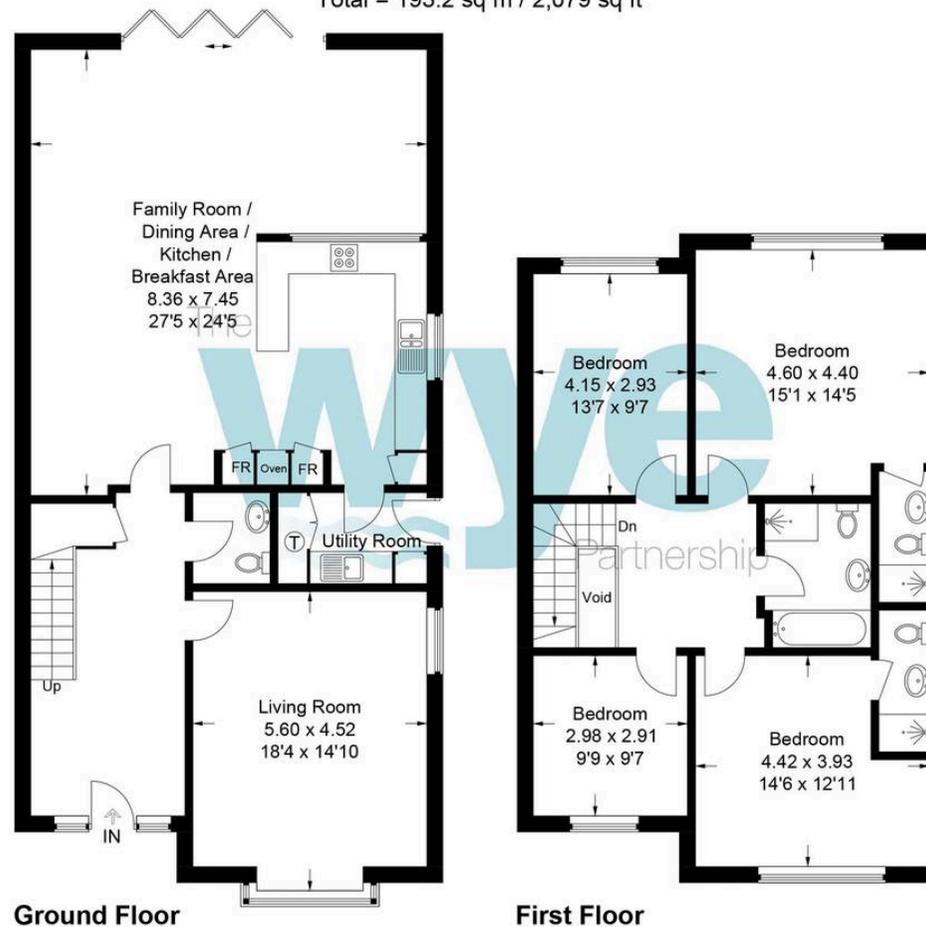
Clearly providing the 'wow' factor is the huge 27'5 x 24'5 kitchen/diner/lounge. Truly the heart of the home and providing a perfect space for sociable family living and entertaining. A high spec kitchen with quartz worktops and the expected integrated appliances, including NEFF induction hob, extractor fan and oven and also a wine cooler, dishwasher and American fridge/freezer. The utility room is accessed from the kitchen with a side door to the garden, housing the boiler, pressurised water cylinder and with space for a washing machine.

The breakfast bar return provides a seamless link to the huge dining and living area, where bi-fold doors provide access to the rear patio and garden.



# Miinehoma

Approximate Gross Internal Area  
Ground Floor = 112.7 sq m / 1213 sq ft  
First Floor = 80.5 sq m / 866 sq ft  
(Excluding Void)  
Total = 193.2 sq m / 2,079 sq ft



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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