

Thames & Country

4 Kingswood Park

Detached Family Home · Built 2016 · Freehold & Chain Free

Kingswood Park, High Wycombe, Buckinghamshire

Guide Price £785,000

5/6

BEDROOMS

3

BATH / SHOWER

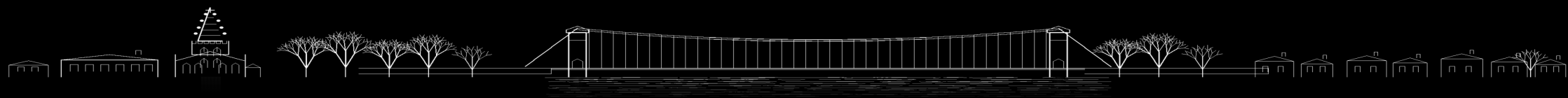
2,346

SQ FT INC. GARAGE

Garage

DOUBLE

Freehold · Chain Free · EPC Rating B · Council Tax Band G





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FOR SALE
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4 Kingswood Park

Kingswood Park · High Wycombe · Buckinghamshire HP13 6GR

A substantial and flexible six-bedroom detached home in one of the quietest corners of Totteridge, High Wycombe. Built in 2016 on the former grounds of Kingswood First School, it gives a larger or multi-generational family room to spread out, and is offered freehold and chain free.

Accommodation

Entrance Hall | Study / Bedroom Six
Open-Plan Kitchen, Breakfast & Family Room
Sitting Room | Dining Room
Utility | Ground Floor Cloakroom
Principal Bedroom with En-Suite
Bedroom Two with En-Suite
Three Further Bedrooms | Family Bathroom

Key Features

Built 2016 · EPC Rating B · Low Running Costs
Flexible 5/6 Bedroom Layout for Multi-Generational Living
Cream Gloss Kitchen | Central Island | Stone Worktops
2,346 Sq Ft inc. Garage · Freehold · Chain Free

Gardens & Setting

South-Facing Rear Garden | Paved Patio & Lawn
Double Garage | Block-Paved Driveway
Quiet Cul-de-Sac · Woodland Walk to Penn · Station 1.5 Miles











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Set at the head of a peaceful cul-de-sac on Kingswood Park, this is a modern detached home that offers genuine space and flexibility in one of High Wycombe's calmer and greener pockets. Built in 2016 on the former grounds of Kingswood First School, just off Totteridge Lane, it extends to approximately 2,346 sq ft (218 sq m) in all, of which the main dwelling represents approximately 1,894 sq ft and the double garage a further 452 sq ft. It is offered freehold and chain free.

At the heart of the ground floor is a bright open-plan kitchen, breakfast and family room, with cream high-gloss units, stone-effect worktops and a central island. Two sets of French doors open to the garden, and a separate sitting room and formal dining room add further reception space. A versatile ground floor study works equally as a sixth bedroom or guest room, with the adjacent cloakroom offering scope for an en-suite. A utility room and engineered oak hallway complete the floor.

Upstairs are five bedrooms, two of them with en-suite shower rooms, served by a family bathroom. The principal bedroom enjoys fitted mirrored wardrobes and a re-fitted en-suite, and the layout gives a growing family or a multi-generational household room to live comfortably. Outside, the south-facing rear garden is enclosed and private, with a large paved patio spanning the rear of the house and a level lawn beyond. To the front and side there is a double garage with two up-and-over doors, plus a block-paved driveway providing parking for several cars.

The setting is a real draw. Kingswood woodland sits on the doorstep, superb for dog walkers, with a walk through the woods to Penn in around fifteen minutes for its village pubs and coffee shops. The home is within reach of some of the county's most highly regarded schools, including the Royal Grammar School, John Hampden Grammar School and Wycombe High School. For commuters, High Wycombe town and its mainline station are around 1.5 miles away, with fast Chiltern Railways services to London Marylebone, and quick access to the A40, M40, A404, M4 and M25.





4 Kingswood Park

Location

Totteridge, High Wycombe

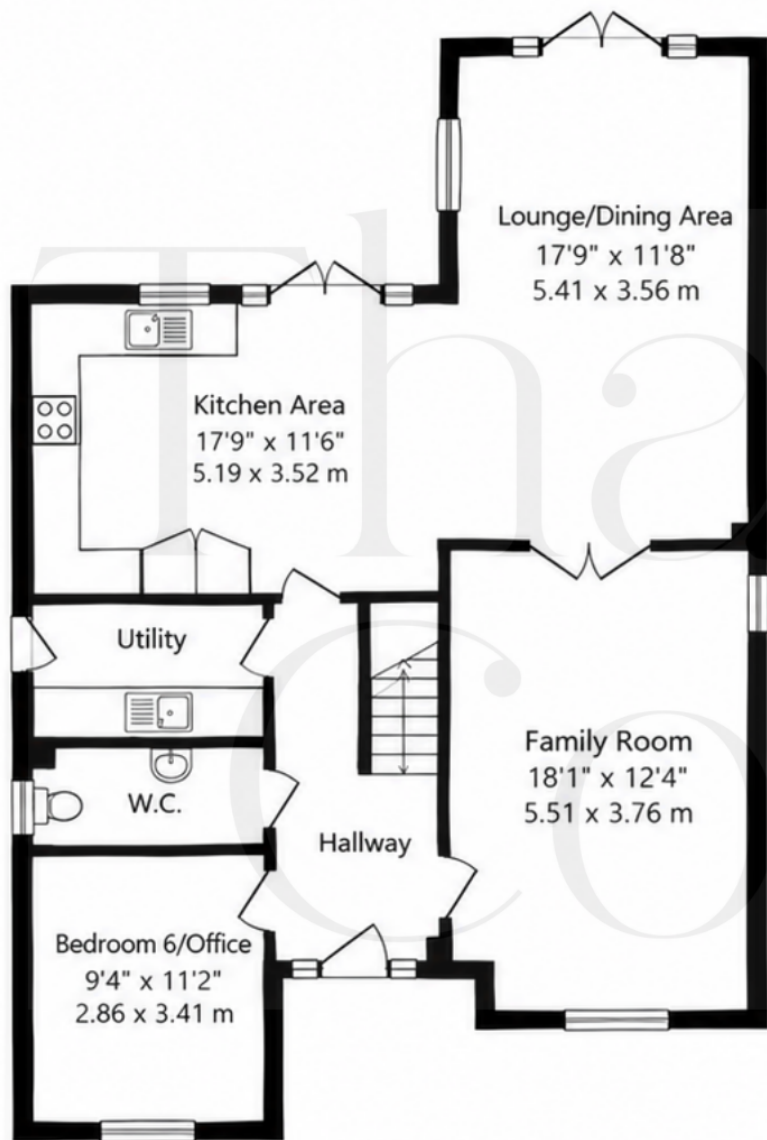
Easy commuter access to

Chiltern Railways to London Marylebone

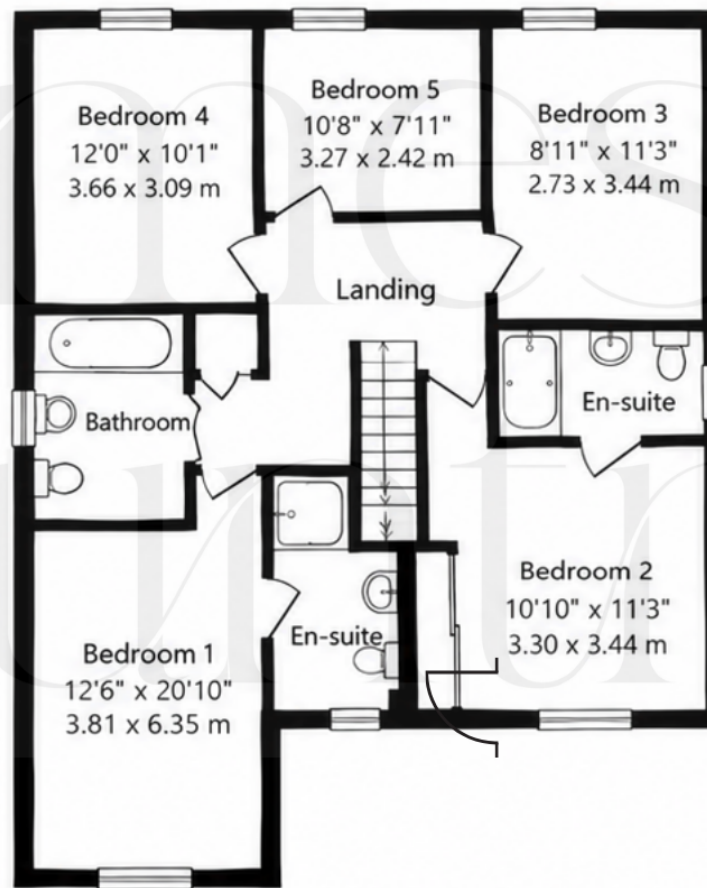
A40 · M40 · A404 · M4 · M25

Essential Information

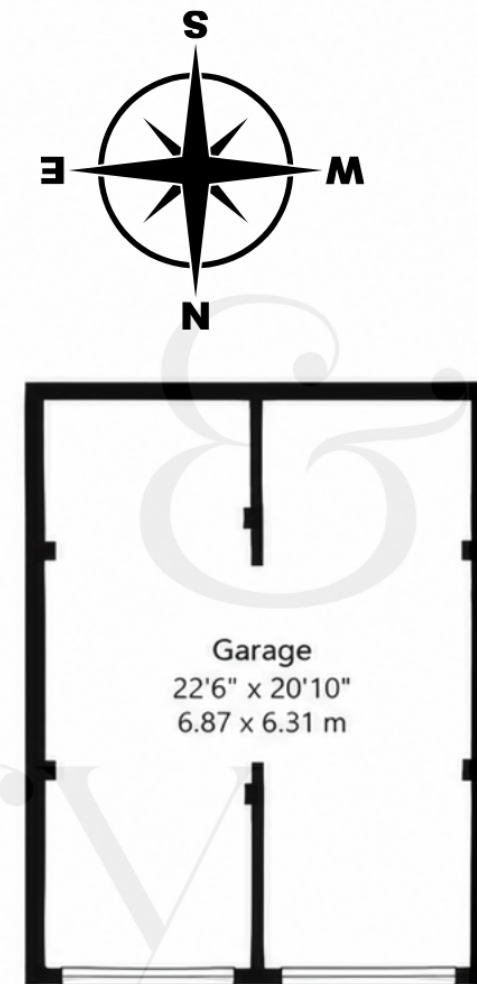
Price	£785,000
Tenure	Freehold
Chain	Chain free
Bedrooms	5/6
Bath / Shower	3
EPC Rating	B
Council Tax	Band G
Dwelling	1,894 sq ft
Total Area	2,346 sq ft
Garden	South-facing
Parking	Double garage
Station	1.5 miles (Chiltern)



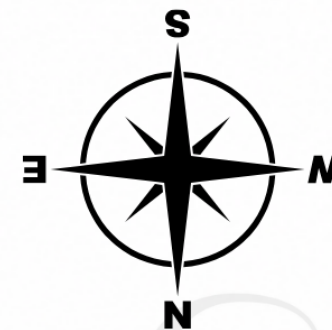
GROUND



FIRST FLOOR



DOUBLE GARAGE



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