



The Whym Heath End Road, Great Kingshill HP15 6HL
£950,000

The Whym Heath End Road

Great Kingshill, High Wycombe

- Substantively extended, rebuilt and refurbished detached house
- Four double bedrooms- two with ensuite shower rooms
- Vaulted, eat in kitchen/dining room with doors to the garden
- Large 4 piece family bathroom
- Utility and Cloakroom + tandem garage/workshop
- Underfloor heating on ground floor
- Level garden

Great Kingshill is a pretty village with the benefit of the usual facilities including a village shop, village hall, schools 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; Great Kingshill combined school, Little Kingshill combined school Boys' Grammar; the Royal Grammar School, John Hampden Grammar school Girls' Grammar school; Wycombe High School, Beaconsfield High School Mixed Ability; the Misbourne School We recommend you check availability at specific schools

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C



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Four bedrooms, three bathrooms, detached property which is located in Great Kingshill. The house has spacious accommodation throughout and a generous, level and enclosed rear garden.

The Whym sits slightly elevated, diagonally opposite open fields and farmland, and is accessed via a shared entrance leading to a large private brick driveway.

This contemporary home has dark grey windows (white inside), oak doors, and bright, neutral interiors. Engineered oak flooring and underfloor heating flow through most of the ground floor.

The front-aspect ground floor bedroom/ family room has an ensuite shower room. The sitting room, also at the front, has part-glazed oak doors opening into the kitchen.

At the rear is the standout feature: a spacious, part-vaulted kitchen/dining room. It offers navy handleless units, pale grey quartz worktops, integrated appliances, and a large island with breakfast bar and induction hob. There is ample space for dining and seating, with abundant natural light from a glass roof and bifold doors opening onto the terrace.

A short hallway leads to a generous utility room with gloss units and space for appliances, along with a cloakroom and access to a tandem workshop/garage.

Upstairs, a large landing leads to three double bedrooms. The principal bedroom at the front includes a walk-in wardrobe and ensuite. Two further bedrooms overlook the garden, alongside a family bathroom with bath, separate shower, and vanity unit.


Outside, the rear garden is level, private, and mainly laid to lawn with a mature flower bed with composite decking.

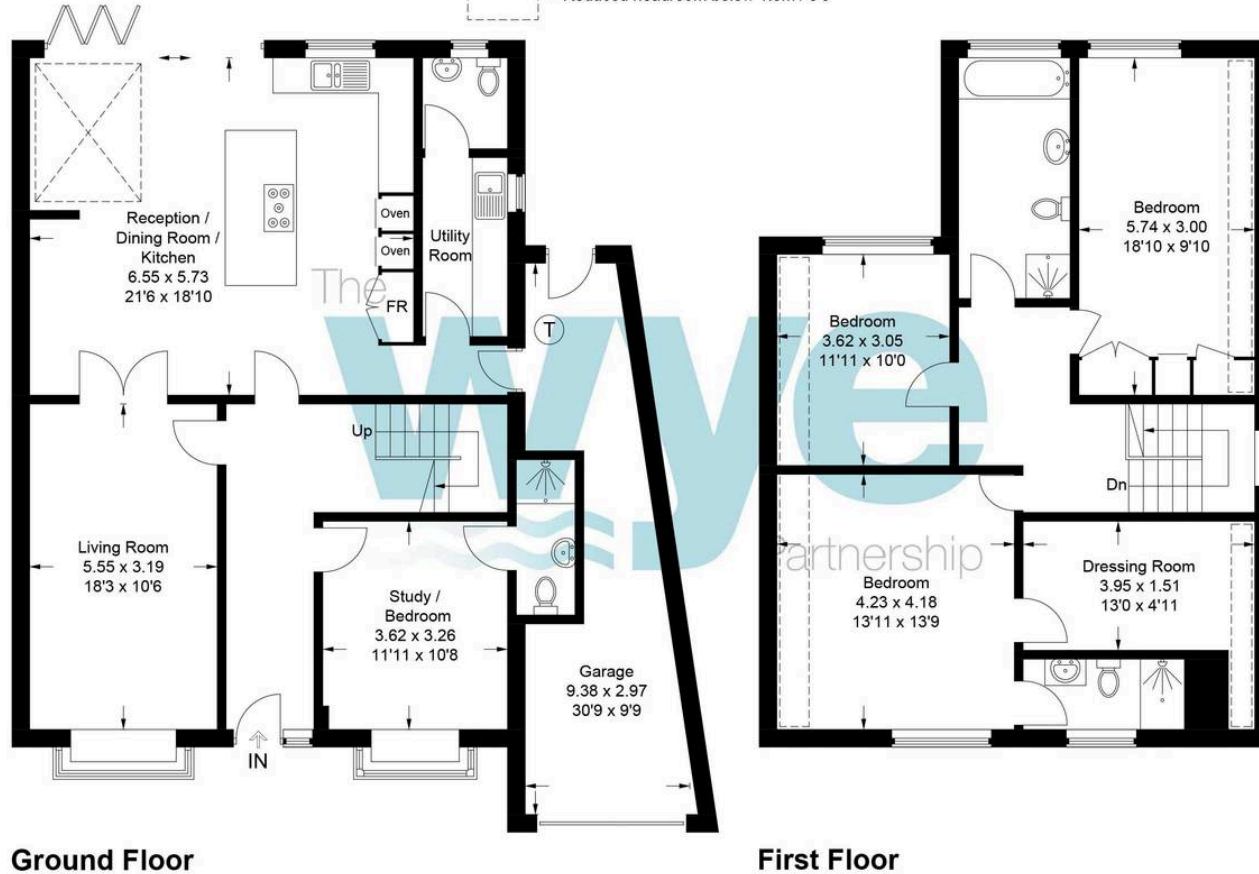


The Whym, Heath End Road

Approximate Gross Internal Area
Ground Floor = 117.7 sq m / 1267 sq ft
(Including Garage)
First Floor = 82.9 sq m / 892 sq ft
Total = 200.6 sq m / 2,159 sq ft



 = Reduced headroom below 1.5m / 5'0"



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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