



Hare Lane
Great Missenden | Buckinghamshire

£1,200,000
Freehold



Hare Lane

Little Kingshill | Buckinghamshire

An attractive four-bedroom detached family home situated in the highly desirable village of Little Kingshill, overlooking fields, offering spacious and versatile accommodation, a large garden, generous off-street parking. The property enjoys a wonderful balance of village charm and everyday practicality, ideally located for countryside walks, well-regarded schools and rail links to London Marylebone all conveniently accessible within a short drive.

Some of its many pleasing features include:

- Double-glazing and gas fired central heating
- Principal bedroom with a large ensuite and a balcony overlooking fields
- Off-street parking for several cars and a double garage
 - Large garden with west-facing sun terrace
- Within a short drive of the local train station into London Marylebone
 - Sole agent

Ground Floor

Spacious reception entrance hall – limestone tiled floor, wall lights, radiator. Coats cupboard under the stairs with fitted carpet, venting for a tumble dryer, hooks for coats and shelving for storage.

Dual aspect study – wood effect laminate floor, radiator with a cover, wall lights. Double doors leading through to the library.

Library – engineered oak floor, radiator, wall lights. Stairs rising to the first floor.

Downstairs cloakroom/W.C – modern matching white suite comprising low-flush W.C, corner wash hand basin with storage cupboard under, radiator, wall lights, part fitted carpet, part ceramic tiled floor.

Sitting room – wood effect luxury vinyl floor, radiator with a cover, open fireplace with an inset cast iron multifuel stove with a wood effect mantle sat on a slate hearth. Double-glazed bi-folding doors to the west-facing side garden, wall lights.



Dual aspect kitchen/dining room – range of matching base units and wall cabinets, Corrian worktop, inset stainless steel sink unit with single drainer and mixer tap, integrated washing machine, integrated dishwasher, integrated fridge, integrated freezer, integrated electric fan oven and grill, downlighting, induction hob with contemporary styled extractor hood over, engineered oak floor, floor to ceiling picture window overlooking the garden, double-glazed double doors to the sun terrace, radiator, contemporary styled vertical chrome radiator, Potterton wall-mounted gas central heating boiler, spotlights.

First Floor

Landing – fitted carpet, access to part boarded loft with light via pull down ladder, airing cupboard housing a lagged copper cylinder hot water tank and pump for a power shower (additional pump in the loft)

Dual aspect principal bedroom – fitted carpet, double glazed casement door to a south-facing balcony overlooking fields beyond, built-in wardrobe cupboards, radiator, walk-in dressing room with fitted carpet, radiator and built-in cupboards.

Large ensuite bathroom/W.C – modern white Victorian style suite comprising freestanding double-ended claw-footed bath with centre Victorian style mixer tap with shower attachment, low-flush W.C, twin wash hand basins with mixer taps and storage cupboards under, radiator, large shower cubicle, wood effect luxury vinyl floor and extractor fan.

Family bathroom/W.C – modern matching white suite comprising pedestal hand wash basin with mixer tap, panel bath with centre mixer tap and separate shower over, shower screen, low-flush WC, ceramic tiled floor, wall-mounted medicine cabinet with concealed non-touch lighting, chrome vertical heated towel rail, spotlights and extractor fan.

Bedroom 4 – fitted carpet, radiator, built-in storage cupboard.

Bedroom 2 – fitted carpet, radiator, built-in wardrobe cupboards.

Bedroom 3 – fitted carpet, radiator, built-in wardrobe cupboards.



Outside

Gravel driveway – providing off-street parking for several cars.

Double garage – with electric up and over door, power and light, attic space over the garage with hatch and ladder.

Side pedestrian access – to the rear garden.

Rear garden – large west-facing sun terrace with steps down to the remainder of the garden which is mainly laid to lawn with well-stocked flower and shrub borders and raised beds.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





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