



Hillside Heath End Road, Great Kingshill - HP15 6HS

Offers Over £900,000

 **TIM RUSS**
& Company



- Situated close to countryside yet accessible to transport links
- Successfully blending character with contemporary
- Secluded wrap around gardens

Great Kingshill is a popular Chiltern Village with country walks through fields and woodland and The Chiltern Cycleway. The local village store caters for day-to-day needs along with the picturesque village common where you will find the cricket club and local play park. There are excellent restaurants nearby including Thai Kingshill, Lounge India, The Polecat, The Full Moon with both Great Missenden and Prestwood nearby offering a range of shops and an 18-court tennis club. High Wycombe providing a centre for major retail outlets and supermarkets. For families you are in catchment area for excellent primary and high schools including Wycombe High Girls Grammar, The Royal Grammar, John Hampden Grammar, Pipers Corner for girls (private), Holmer Green, The Misbourne, Great Kingshill Combined. Nearby train stations at High Wycombe (3 miles) and Great Missenden (2.3 miles) offer regular direct mainline routes to Marylebone, approx. 30 mins. The M40 can be joined at junction 4 High Wycombe with easy accessibility to the M4 (Heathrow) and the M25.



Council Tax band: G

EPC Rating: D / Tenure: Freehold





This beautifully presented detached cottage offers an outstanding blend of period charm and modern convenience, spread across three spacious bedrooms, two well-appointed bathrooms, and three inviting reception rooms.

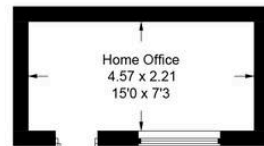
The property's impressive brick and flint exterior creates instant kerb appeal, while a private gravel driveway and detached garage provide ample off-road parking. The mature, well-maintained garden is a true highlight, featuring lush landscaping, dense hedging for privacy, and a variety of inviting outdoor seating areas.

Entering the home, you are greeted by a welcoming hallway which leads to a series of versatile reception spaces, including a character-rich living room with period features and a cosy wood burning stove set against an exposed brick fireplace. The adjoining dining room features a classic period fireplace and built-in storage.

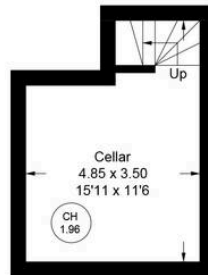
The heart of the home is an expansive open plan kitchen and living area with modern kitchen island, and integrated appliances. A distinctive spiral staircase adds a unique touch, while sliding glass doors and French doors provide seamless access to the beautifully landscaped gardens.

Upstairs, the three bedrooms include a master suite with built-in wardrobes and a contemporary en-suite bathroom. Additional bedrooms feature charming exposed beams, characterful windows, and cosy carpeting. The family bathroom is luxuriously appointed with a walk-in shower, while a second modern bathroom boasts skylight windows, wooden cabinetry, and a sleek integrated bath.

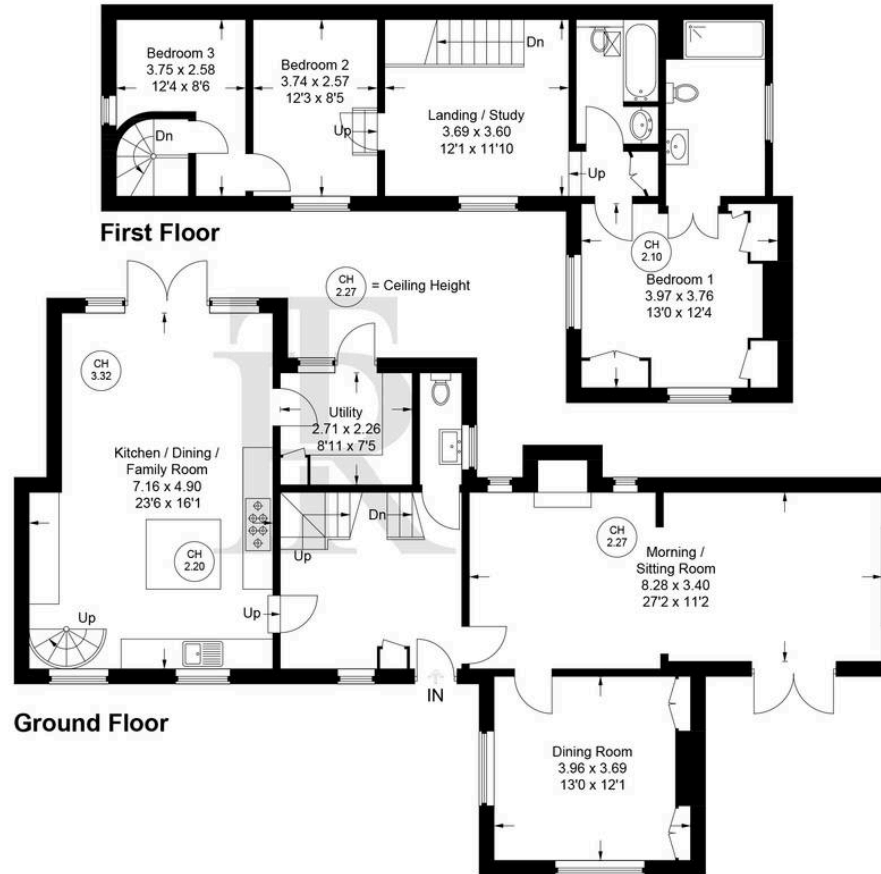




Outbuilding
(Not Shown In Actual
Location / Orientation)



Cellar



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Approximate Gross Internal Area

Ground Floor = 101.3 sq m / 1090 sq ft

First Floor = 61.5 sq m / 662 sq ft

Cellar = 14.6 sq m / 157 sq ft

Outbuilding = 10.1 sq m / 109 sq ft

Total = 187.5 sq m / 2018 sq ft

Floor Plan produced for Tim Russ & Company 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.



Tim Russ and Company

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Checks are carried out by our partners at Lifetime Legal for a non-refundable £65 (incl. VAT) fee, paid directly to them.
For more information please visit our website.



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