



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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Great Kingshill, High Wycombe

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

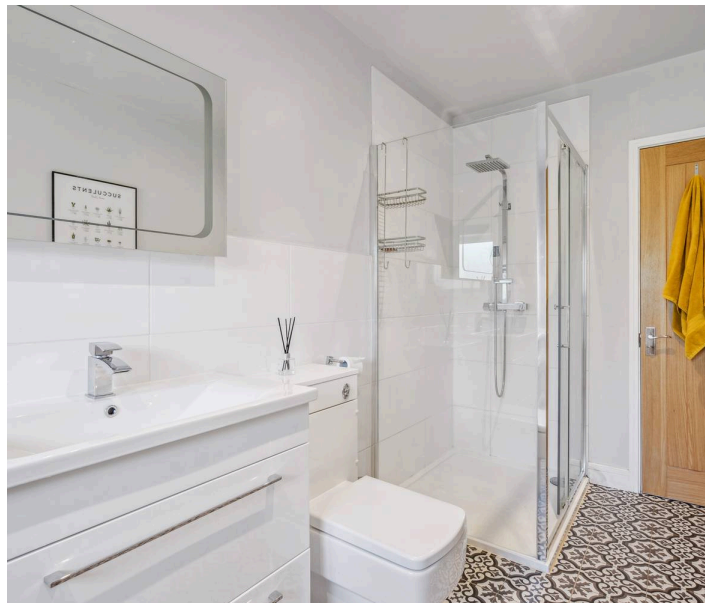
The Whym is set in a slightly elevated position opposite open fields and farmland, approached via a shared entrance onto a large private brick-paver driveway. The property has been finished in a contemporary style, with dark grey windows, oak internal doors, engineered oak flooring and underfloor heating throughout most of the ground floor.

The entrance hall leads to the sitting room and ground floor bedroom (used as a treatment room currently) with an ensuite shower room.

The focus of rear of the house is centred around the part-vaulted kitchen/dining room. Fitted with navy units, pale grey quartz work surfaces and integrated appliances, the kitchen also has a large island with breakfast bar and Siemens induction hob. There is ample space for dining and seating, with a glass roof and bifold doors opening onto the terrace. A passageway leads to a generous utility room, cloakroom and tandem workshop/garage.

Upstairs, there are three double bedrooms (one ensuite) and a family bathroom with bath and separate shower. .

The rear garden is level and private, mainly laid to lawn with mature flower beds and composite decking adjoining the house.

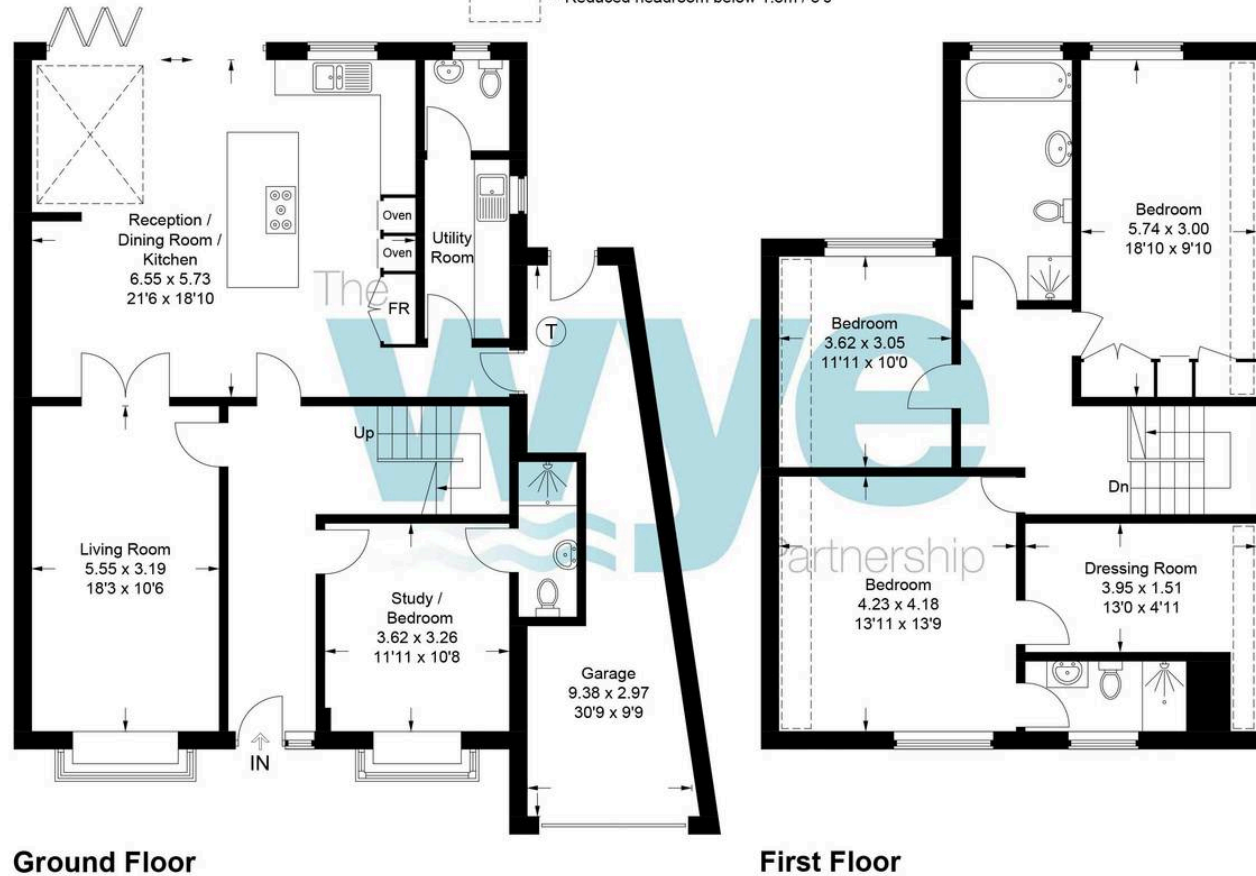


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Approximate Gross Internal Area
Ground Floor = 117.7 sq m / 1267 sq ft
(Including Garage)
First Floor = 82.9 sq m / 892 sq ft
Total = 200.6 sq m / 2,159 sq ft



 = 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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