



Longchamp, Spurlands End Road, Great Kingshill
£850,000

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Great Kingshill, High Wycombe

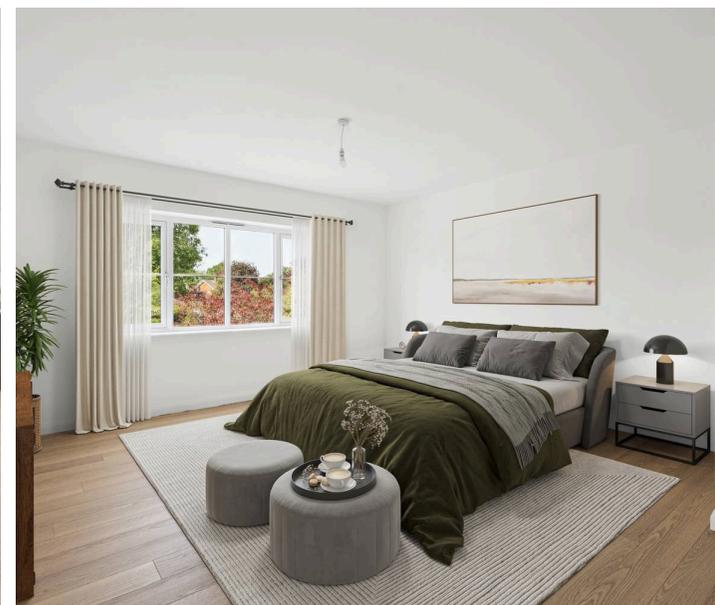
- High quality new build family home
- Four double bedrooms, family bathroom, two en-suites
- * New Build Incentives available – speak to agent for details *
- High specification kitchen and bathrooms
- 10 year new build warranty, EV charging point

Great Kingshill is a pretty village with the benefit of the usual facilities including a village shop, two restaurants, village hall, schools, including a local private school for girls 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- Widmer End Combined School Upper - Holmer Green Senior School (mixed), Sir William Ramsay (mixed) Boys' Grammar- The Royal Grammar School, John Hampden Grammar School. Girls' Grammar- Wycombe High School, Beaconsfield High School. (we recommend you check availability at specific schools)
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: A



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A four bedroom, three bathroom, three reception room new build home in a quiet location with a stunning ,open plan kitchen/dining/lounge area with doors to the garden. 10 year new build warranty

'Longchamp' is an immaculate new build property, built to an exacting standard and available now. Forming part of two semi-detached properties this impressive family home has been expertly designed providing extremely spacious, modern, living accommodation in a popular and quiet village location.

This quality property comes with the modern additions expected including underfloor heating, EV charging point and air source heat pump, all leading to an energy efficient property. Entered at the side, there is a spacious and welcoming entrance hall with access to all rooms. Initially there is a handy guest cloakroom and study/playroom with a front aspect and a great sized sitting room.

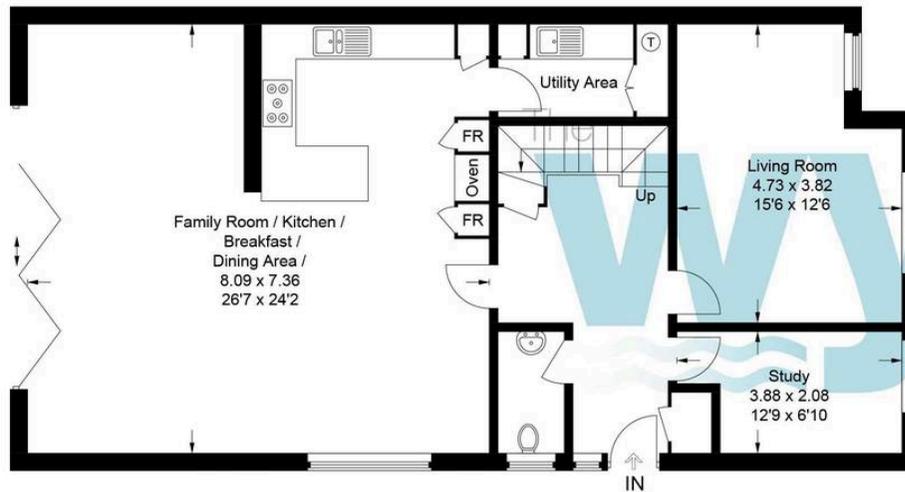
Clearly providing the 'wow' factor is the huge 26'7 x 24'2 kitchen/diner/lounge. Truly the heart of the home and providing a perfect space for sociable family living and entertaining. A high spec kitchen with quartz worktops and the expected integrated appliances including NEFF induction hob, extractor fan and oven and also wine cooler, dishwasher and American fridge/freezer. The utility room is accessed from the kitchen, with side door to the garden, housing the boiler, pressurised water cylinder and with space for a washing machine.

The breakfast bar return provides a seamless link to

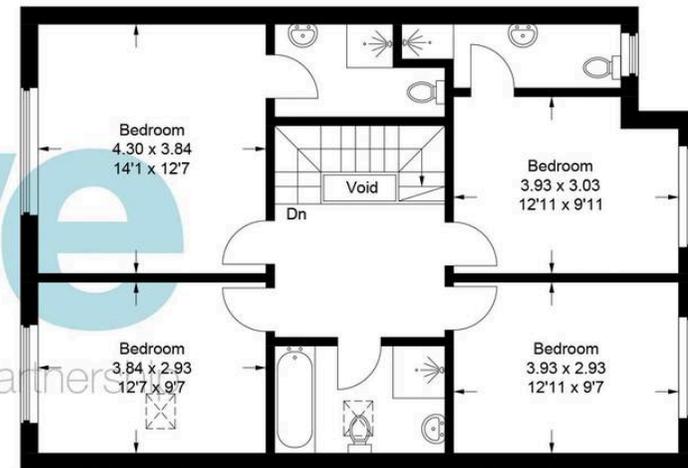


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Approximate Gross Internal Area
Ground Floor = 111.2 sq m / 1,197 sq ft
First Floor = 79.6 sq m / 857 sq ft
(Excluding Void)
Total = 190.8 sq m / 2,054 sq ft



Ground Floor



First Floor

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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The Wye Partnership Prestwood

120 High Street, Prestwood - HP16 9HD

01494 868000 • prestwood@wyeres.co.uk • www.wyeres.co.uk/

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