



The Pelly, 10, Great Kingshill, HP15 6DN

Beautifully presented, two double-bedroom, mid-terraced house in the heart of Great Kingshill village convenient for the local shop, restaurants and common. The house has well-proportioned accommodation including an eat-in kitchen diner with doors to the garden.

Entrance hall | Cloakroom | Sitting Room | Eat-in kitchen/dining room | Two double bedrooms | Two ensuite bathrooms | Front and rear gardens | Car port with parking for two vehicles

Located on a popular, small, development of brick and flint properties, many of which are named in recognition of Roald Dahl characters, The Pelly being called after a pelican in a 1985 book "The Giraffe, the Pelly and Me".

Downstairs, the accommodation comprises of a cloakroom, hallway, sitting room and generous, rear-aspect kitchen/dining room. Handily, the under-stairs cupboard is fitted with plumbing for a washing machine (and/or drier). The square sitting room is front aspect with double doors leading to the formal, dining area of the kitchen which has French doors to the garden. The eat-in kitchen/dining room runs across the back of the house and is zoned with a formal dining area and a separate, food-preparation area. The kitchen area is well-fitted with white units, tiled floor and with an integrated fridge-freezer and dishwasher plus fan oven and four ring gas hob. There is ample room for a kitchen table for informal dining and a separate door to the garden.

A broad staircase leads to the landing which is illuminated via a skylight. The generous, master bedroom is at the rear and has a vaulted ceiling which adds to the feeling of light and space. There are triple, built-in wardrobes and a door to the ensuite bathroom comprising of bath (with thermostatically controlled shower over) W.C. and basin. The second bedroom, also a double, is front aspect with a refitted shower room comprising of double, walk-in shower, W.C. and basin. Outside, the compact front garden is neat and tidy with a small, lawned area. The rear gardens are level and enclosed with a gate to the rear to give easy access to the adjacent tandem-length car port providing off-street parking for two vehicles.

Price... £499,000 *Freehold*



LOCATION

Great Kingshill is a pretty village with the benefit of the usual facilities, including a village shop, pubs, 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.



DIRECTIONS

From our offices in Prestwood follow the Wycombe Road towards High Wycombe for about two miles. On entering Great Kingshill village drive past the Common and the local shop and Royal Oak Mews will be found a short distance beyond the common on the left. The property fronts the road with parking at the rear indicated by a number 10 on the car-port.



SCHOOL CATCHMENT

Great Kingshill CofE Combined School. Boys' Grammar – The Royal Grammar School, John Hampden Grammar. Girls' Grammar – Wycombe High School, Beaconsfield High. Upper School/All ability – Holmer Green, Sir William Ramsey (We recommend you check accuracy and availability at the individual schools)



ADDITIONAL INFORMATION

Council Tax band : E EPC band : C

MORTGAGE

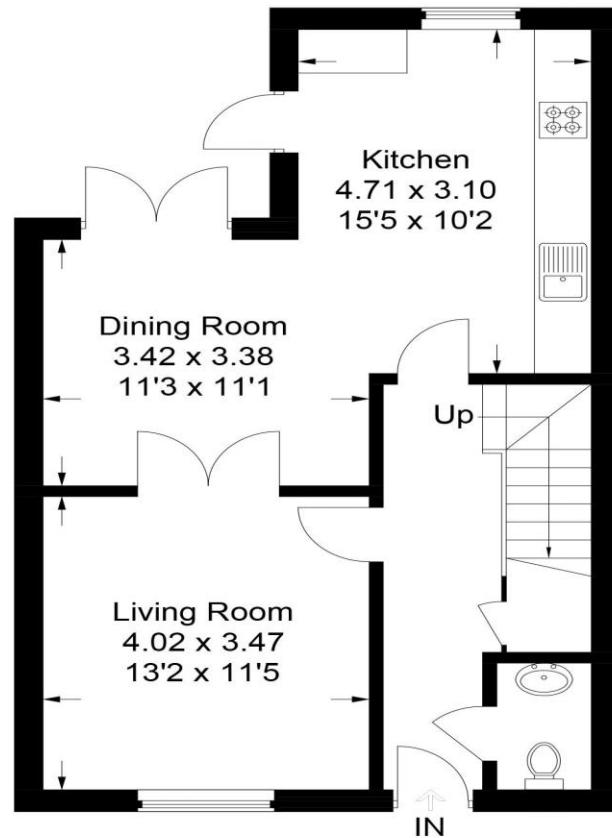
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.

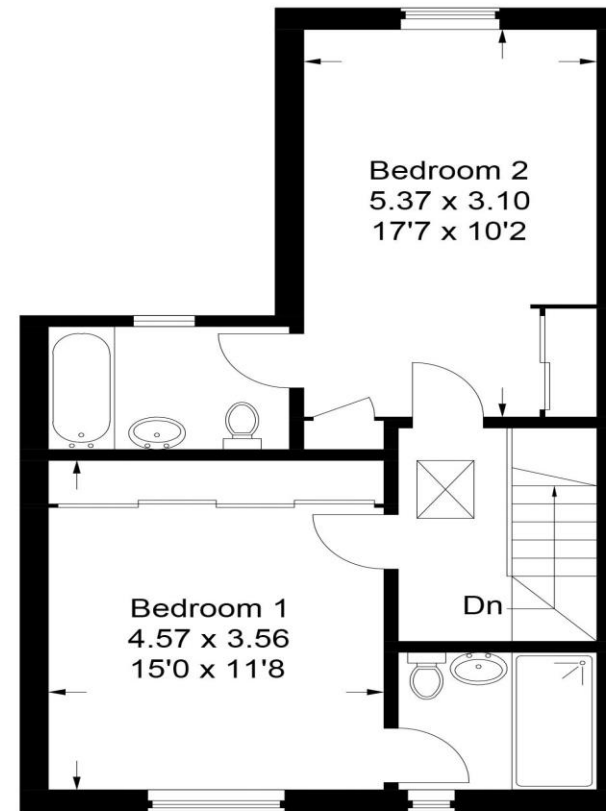


The Pelly

Approximate Gross Internal Area
Ground Floor = 53.6 sq m / 577 sq ft
First Floor = 49.8 sq m / 536 sq ft
Total = 103.4 sq m / 1,113 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