



2 Limmers Mead, Great Kingshill, Buckinghamshire, HP15 6LT

*Ideally situated within the popular village of Great Kingshill in a quiet cul-de-sac, is this substantial, detached family home with five double bedrooms. Principle bedroom with dressing area and en-suite, three reception rooms and an eat-in kitchen/diner. Offered to the market with no onward chain.*

Entrance Hall | Study | Cloakroom | Sitting Room | Kitchen/Diner | Utility Room | Conservatory | First Floor Landing | Five Double Bedroom | En-Suite and Dressing Room to Principle Bedroom | Family Bathroom | Driveway | Integral Garage | Level Rear Gardens | No Onward Chain

This substantial family home uniquely offers five double bedrooms and generous living accommodation throughout, including a 24' sitting room, kitchen/diner, conservatory and study. The property is well presented and provides a potential buyer with a complete blank canvas.

Over the years the house has been skilfully extended and now provides a large, welcoming, entrance hall with generous study to the front of the house, perfect for a home office. The L-shaped sitting room, ideal for families, is triple aspect with access to the rear garden. Also, off the entrance hall is a well proportioned kitchen/diner with breakfast bar and space for a dining table and access to a handy utility room and integral garage. Accessed from the conservatory and sitting room is a good size, South-West facing, enclosed level rear garden, laid mainly to lawn with patio and seating area under a pergola. To the front of the house is a paviour driveway with parking for several vehicles and an area of landscaped lawn enclosed with box hedging.

To the first floor are five generous double bedrooms, four of which share the family bathroom with a white suite including a claw foot roll top bath. The principle bedroom offers that air of luxury with dressing area and en-suite bathroom with walk in shower.

Offered to the market with no onward chain, this property is ideal for growing families with excellent local schooling for all ages. Situated in a quiet cul-de-sac, yet bordering beautiful open countryside.

**Price... £950,000** *Freehold*



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## 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 office in Prestwood, continue along the Wycombe Road towards the village of Great Kingshill. Upon entering the village on The Missenden Road, Pipers Lane is the second turning on the right, after The Spar village shop, and Limmers Mead the first turning on the right as identified by a Wye Country for sale board.

## Additional Information

Council Tax Band G

EPC Band C

## 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)

## MORTGAGE

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

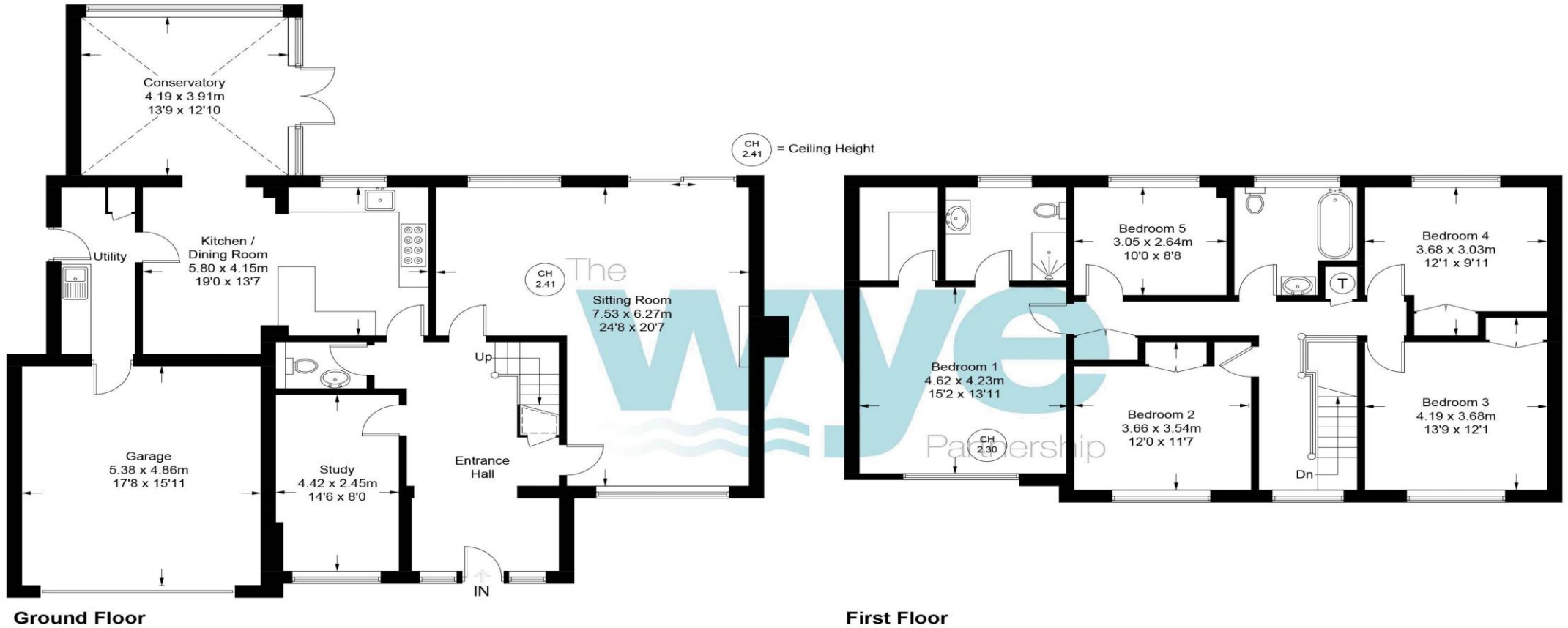
*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*

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# Limmers Mead

Approximate Gross Internal Area  
Ground Floor = 147.9 sq m / 1592 sq ft  
(Including Garage)  
First Floor = 102.2 sq m / 1100 sq ft  
Total = 250.1 sq m / 2692 sq ft



Floor Plan produced for Wye Partnership 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.

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The **wye** Partnership