



1 St. Christopher's Close Little Kingshill Buckinghamshire HP16 0DU

A well presented, extended, detached, four-bedroom house quietly located on a south-facing, corner plot in the heart of Little Kingshill village convenient for the village school.

Entrance hall | Sitting room | Dining room | Study | Kitchen/Breakfast room
Utility room | Master bedroom with ensuite shower room | Three further
double bedrooms | Family bathroom | Integral garage | Driveway parking |
Southerly facing rear garden

1 St. Christopher's Close is a well proportioned family home with good, adaptable accommodation with scope for further extension (STPP).

The kitchen is at the rear of the house with a door out to the garden. It is well proportioned with ample room for a dining table for family meals. It is a bright room with large windows overlooking the garden. There is scope to update the kitchen to reflect the new owners' tastes and culinary requirements.

A door from the kitchen leads to the side utility room and from there to the front driveway - very useful for unloading the shopping and avoiding muddy boots in the house.

The sitting room is double aspect with French doors to the garden and an open fireplace. A door from the sitting room leads into the family room/dining room and another into the front study.

Upstairs, the master bedroom is double aspect with a beautifully and recently refitted ensuite. There are three further double bedrooms and a four-piece, family bathroom. Both bathrooms have been refitted with quality fitments and an eye to comfort and function.

Outside, the rear gardens are mainly laid to lawn, with a newly laid entertaining terrace across the back of the house. The garden is well screened and private. There is space to one side ideal for an extension or, as at the moment, for sheds and the woodstore.

To the front, there is a driveway with parking for several vehicles and a level lawned area.

DIRECTIONS

From our offices in Great Missenden, follow the High Street towards Amersham. In just under one mile, turn right into Nags Head Lane (by the Nags Head pub). The road bends left under a railway bridge, follow this road (Windsor Lane) to the village of Little Kingshill. Turn right into Stony Lane, indicated by our board, and first left into St Christophers Close. No 1 is the first house on the left.

Price... £725,000 ... Freehold



AMENITIES

Little Kingshill is a small village on the outskirts of Great Missenden. It is located in the Chiltern Hills, about two and a half miles south of Great Missenden and about five miles northwest of High Wycombe. The village has its own primary school catering for children 3-11 years, judged to be "Outstanding" in the school's most recent Ofsted report in 2011. The village has a pub, playing fields, a Baptist church and is surrounded by Green Belt countryside. Shopping facilities are available in Great Kingshill, Prestwood and Great Missenden. A main line rail link is available from Amersham, High Wycombe and Great Missenden, taking approximately 40 minutes into Central London.

SCHOOL CATCHMENTS (2020/21)

Little Kingshill Combined School
Boys' Grammar – Dr Challoner's
Girls' Grammar – Dr Challoner's High School
Mixed Grammar - Chesham
Upper School/All ability – The Misbourne
(We recommend you check accuracy and availability at the individual schools)

ADDITIONAL INFORMATION

Council Tax Band G

EPC Band C

To view this property, please contact:

Wye Country 01494 868000

Prestwood@wyecountry.co.uk

MORTGAGE

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

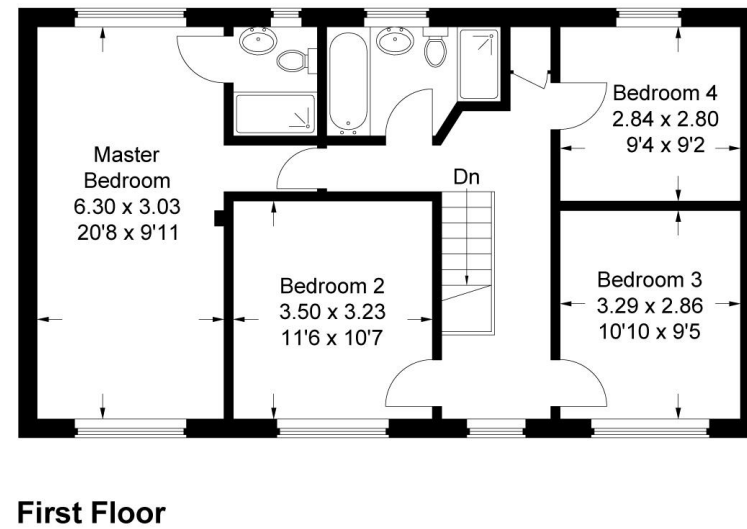
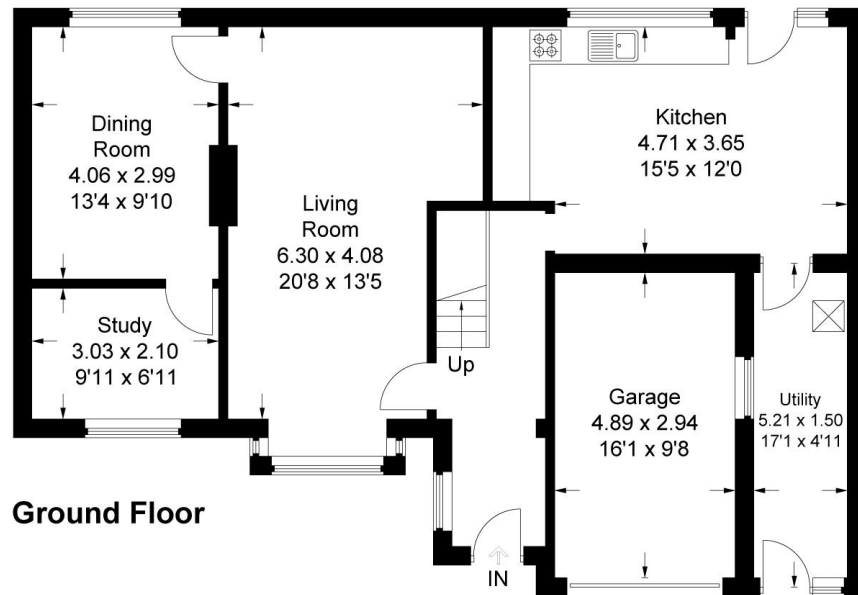
CONTACT

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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.



Approximate Gross Internal Area
Ground Floor = 82.1 sq m / 884 sq ft
First Floor = 71.2 sq m / 766 sq ft
Garage = 14.5 sq m / 156 sq ft
Total = 167.8 sq m / 1806 sq ft



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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