



11 New Road Great Kingshill Buckinghamshire HP15 6DR

A traditional 1950s, three bedroom, semi-detached house with a ground floor family room extension. The house has ample scope to extend to the side and rear (stpp) and has a large, 160ft south facing garden.

Entrance hall | Sitting room | Dining room | Kitchen | Family room
| Shower room | Three bedrooms | Family bathroom | Garage |
Driveway parking | Enclosed south facing rear garden

The current owners have lived in and loved this house for nearly 60 years and are now, reluctantly, moving on. The house is clean and comfortable but would lend itself to updating and/or extending to current tastes and expectations.

The main reception room is a long, through sitting-dining room with the sitting area to the front with a gas fire and, through a square opening, a dining room.

French doors from the dining room lead into a bright garden/family room off which is the downstairs cloak/shower room.

The kitchen is at the rear of the house and overlooks the lovely gardens.

Upstairs, there are two double bedrooms and a single bedroom plus the family bathroom.

We believe the plot to be approximately 180' x 32' overall with the back garden extending some 160' and being stocked with mature, perennial shrubs and trees. There is a lean to and shed adjacent to the back door.

To the front there is parking for several vehicles and a single garage.

DIRECTIONS

From our offices in Prestwood take the Wycombe Road towards Great Kingshill. Once in the village, turn right into New Road (village hall on corner) and number 11 will be found on the left hand side.

Price... £500,000 ... Freehold



AMENITIES

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.

SCHOOL CATCHMENTS (2020/21)

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 D (Wycombe District
Council)

EPC Band D

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.

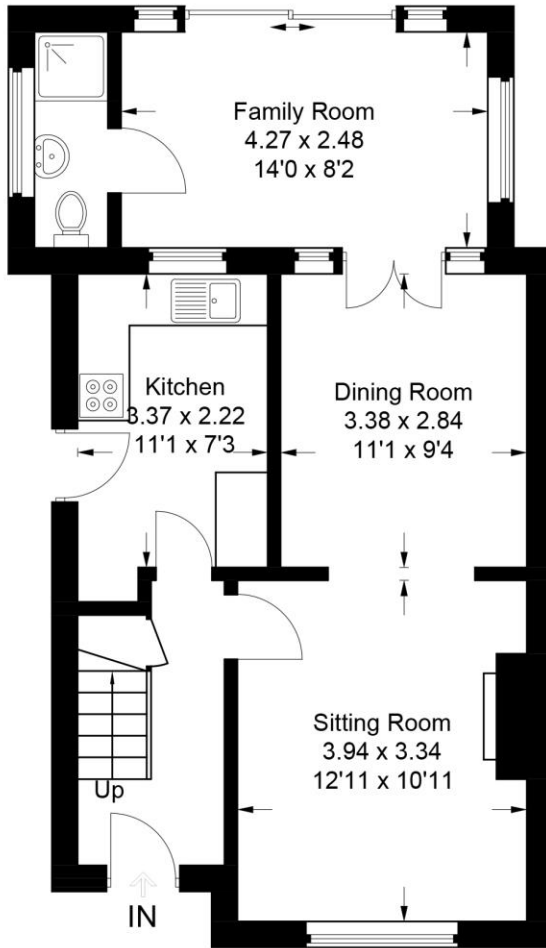
CONTACT

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Buckinghamshire HP16 9HD
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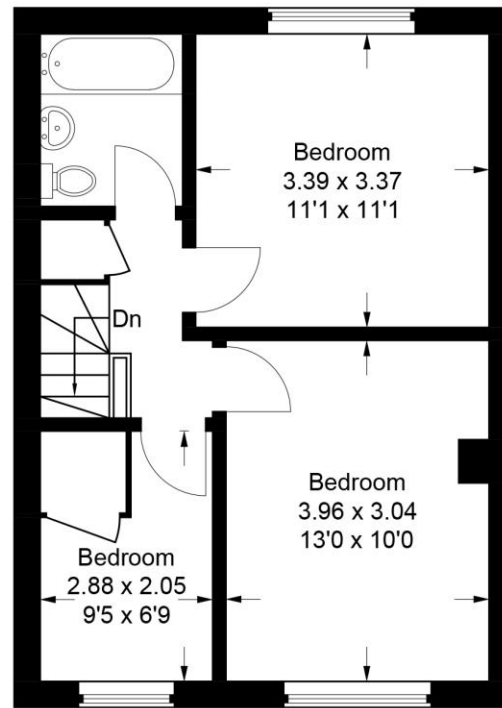
*Whilst we endeavour to make our sales details
accurate and reliable they should not be relied
upon as statements of representation of fact
and do not constitute any part of an offer or
contract.*



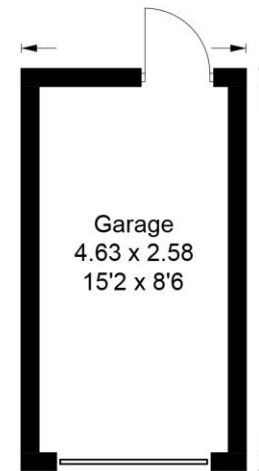
Approximate Gross Internal Area
 Ground Floor = 53 sq m / 570 sq ft
 First Floor = 39 sq m / 420 sq ft
 Garage = 9.4 sq m / 101 sq ft
 Total = 101.4 sq m / 1,091 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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.