



7 Hoppers Way, Great Kingshill, Buckinghamshire, HP15 6EY

An extended, four bedroom, detached home on the outskirts of village set back from the road and backing onto common land. Owned since new by the same family and offered with NO ONWARD CHAIN.

Storm Porch | Entrance Hall | Study | Double Aspect Sitting Room | Cloakroom | Kitchen | Utility Room | Steam Room | Four Bedrooms | Family Bathroom | Front Gardens | Driveway | Car Port | Enclosed Rear Garden |

Set back from the road, this property has been a much loved family home for many years and, although clean and tidy, would now benefit from general updating to bring it up to current standards and expectations.

Many years ago the house was extended across the back by a couple of metres and now offers scope to create a large kitchen/family dining room.

The entrance hall is well proportioned with the study (converted from the garage) being front aspect behind which is a well proportioned utility/cloakroom plus sauna cabin. The extended kitchen is in the centre of the the house with the dining area overlooking the garden beyond. Doors either side of the kitchen lead into the formal dining room and into the utility room. The sitting room is front aspect with a feature fireplace.

Upstairs there are four double bedrooms and the family bathroom.

Outside; the rear garden is level and laid mainly to lawn and backing onto open, common land. To the right of the property there is a car port and a door from the car port into a generous store room containing the meters and consumer unit. There is parking at the front for a couple of cars with the remainder of the front garden being laid mainly to lawn and flower beds.

Price... £695,000

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 office in Prestwood, follow the Wycombe Road (A4128) which becomes Missenden Road for approx. 2 miles. Upon entering Great Kingshill, take the third turning on the left into Cockpit Road and Hoppers Way is the second cul-de-sac on the left where number 7 can be found on the left.



Additional Information

Council tax band F

EPC band D

School Catchments 2023/24

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

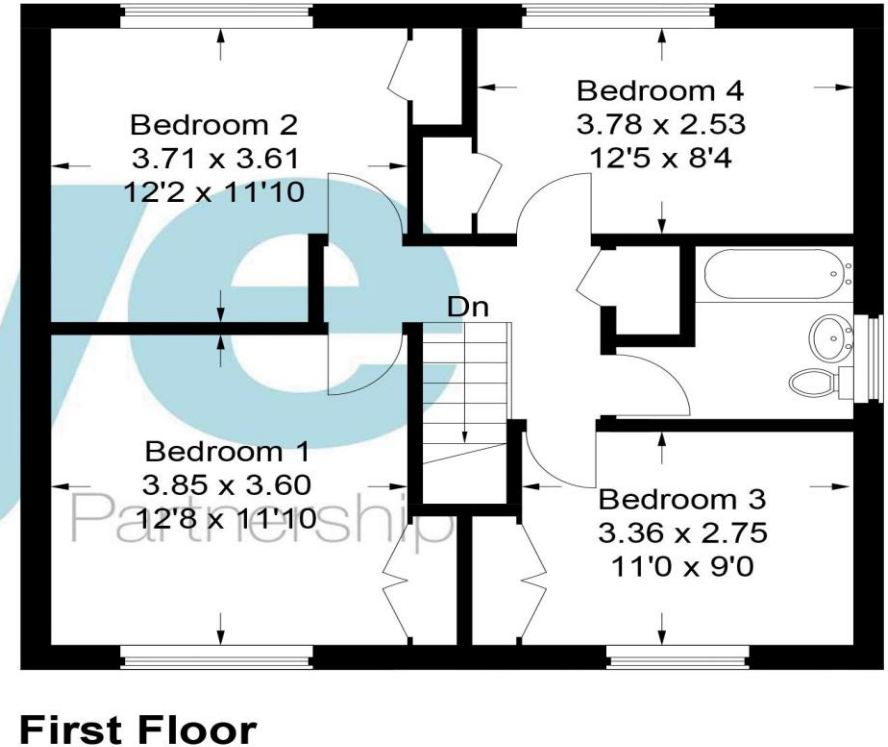
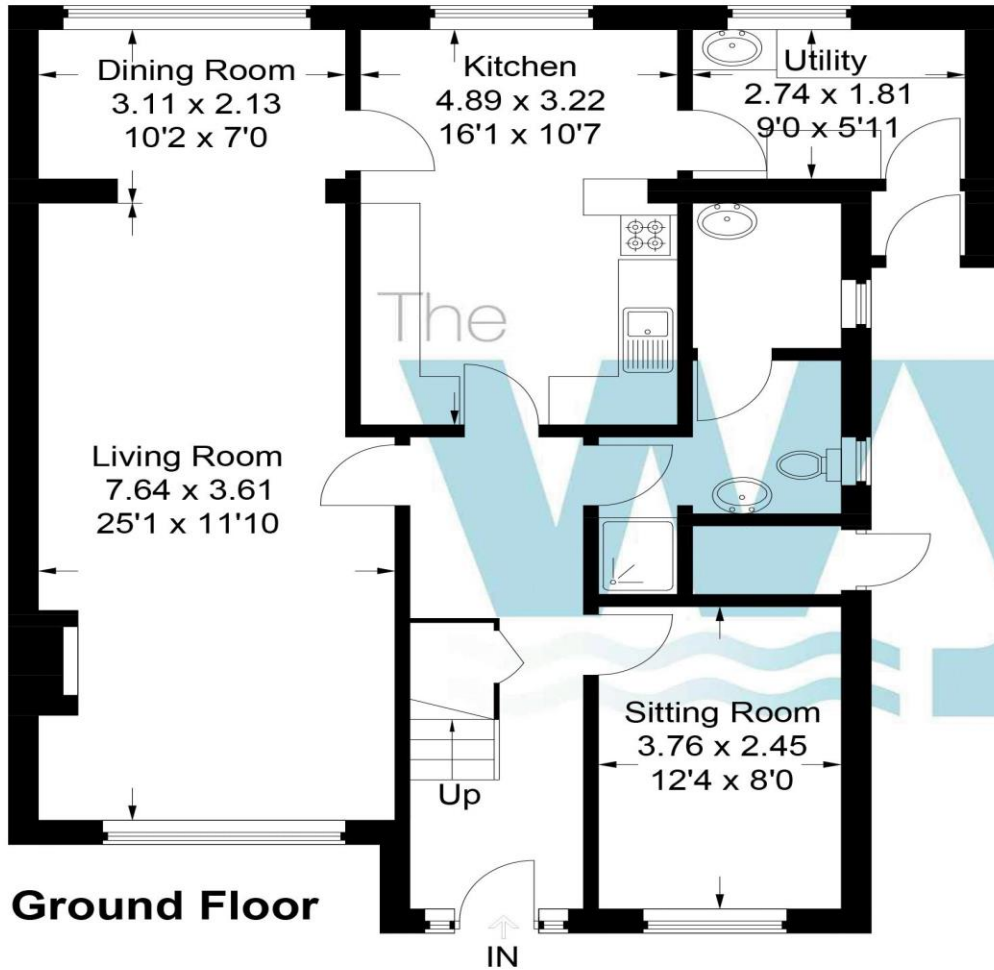
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.



7 Hoppers Way

Approximate Gross Internal Area
Ground Floor = 87.9 sq m / 946 sq ft
First Floor = 62.0 sq m / 667 sq ft
Total = 149.9 sq m / 1,613 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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