



Honeysuckle Cottage 3 Hatches Lane Great Kingshill Buckinghamshire HP15 6DZ



*A lovely, period, brick and flint, character, two-bedroom, terraced cottage in the heart of Great Kingshill village; convenient for the village amenities and the Common. The property has an upstairs bathroom and recently refitted kitchen.*

Entrance porch | L-Shaped kitchen/family/dining room | Sitting room/dining room | Cloakroom | Two double bedrooms | Family Bathroom | Driveway parking for several cars | Enclosed westerly facing rear gardens.

Honeysuckle Cottage is in a tucked away position just off Hatches Lane and adjacent to open countryside.

An enclosed porch leads via an oak, front door into the broad, sitting/dining room that runs across the front of the cottage. This main living room has exposed beams and exposed brickwork, an Inglenook fireplace with a log burner, a strip timber flooring and a pair of symmetrical windows overlooking the front.

A latch-lift door leads into an L-shaped, rear kitchen/family room. The kitchen area has been recently and thoughtfully refitted with a range of off-white Shaker-style units with integrated appliances, including a Neff oven and warming drawer, and has the sink overlooking the garden. Many of the units have useful, pull-out shelves to make use of every inch of space. The other “leg” of the room has plenty of space for a dining table or sofa, French doors to the garden and a door to the cloakroom.

Stairs at the rear of the sitting room lead upstairs to the landing off which is a rear aspect, family bathroom (with plenty of storage), and two, front aspect double bedrooms both with fitted wardrobes.

Outside, the rear gardens are level, enclosed and westerly with a decked entertaining area and summer house. To the front there is off-street parking directly in front of the property and further parking on the far side of the gravel, driveway.

#### **DIRECTIONS**

From our offices in Prestwood take the Wycombe Road towards Great Kingshill. Once in the village, turn right into Hatches Lane (by the village shop) and Honeysuckle Cottage will be found on the left hand side a short distance up a gravel driveway indicated by a Wye Country For Sale board.

**Price... £550,000 ... 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 (2021/22)

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 (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

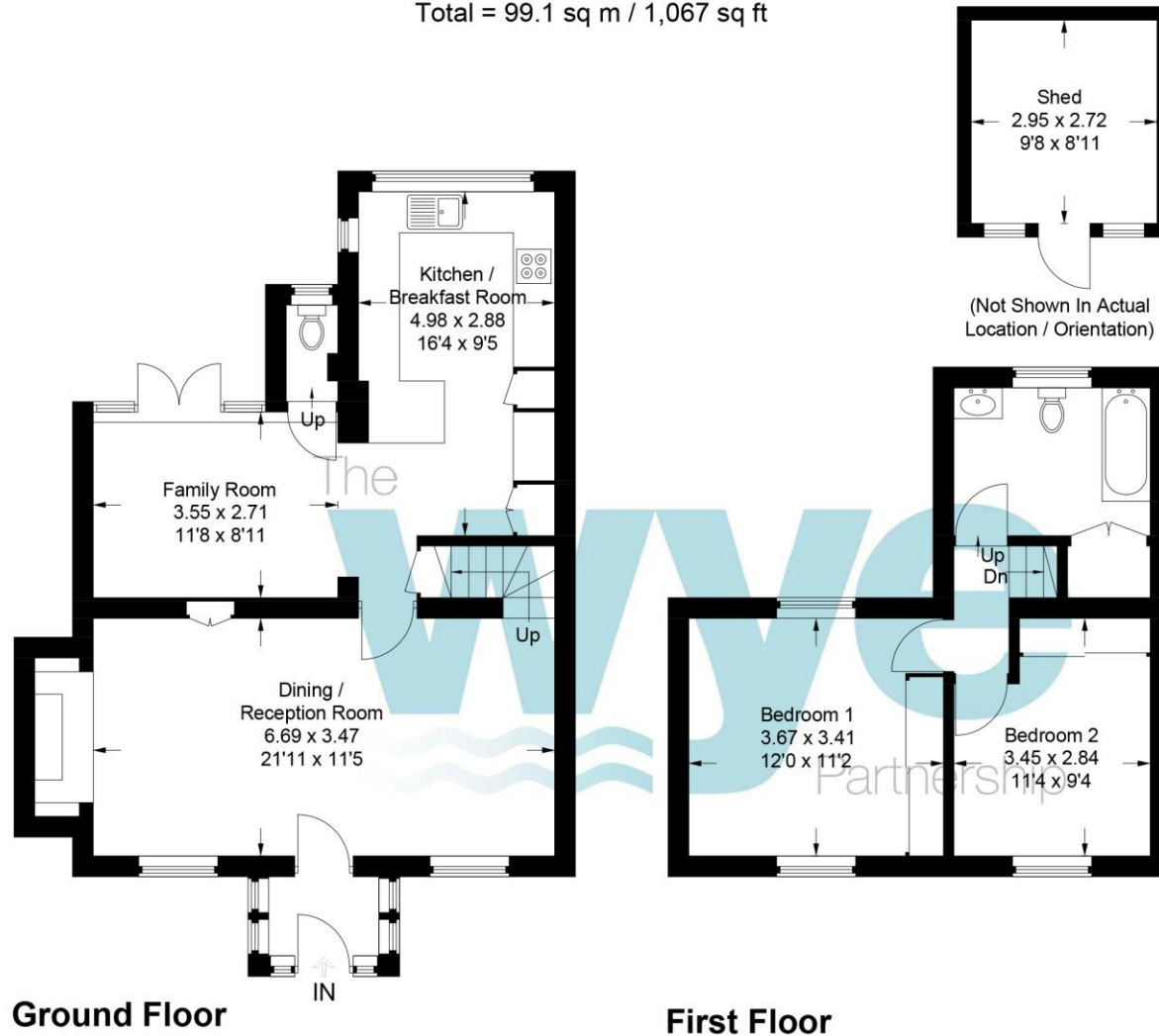
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accurate and reliable they should not be relied  
upon as statements of representation of fact  
and do not constitute any part of an offer or  
contract.*



# Honeysuckle Cottage, 3 Hatches Lane

Approximate Gross Internal Area  
Ground Floor = 58.4 sq m / 629 sq ft  
First Floor = 32.7 sq m / 352 sq ft  
Shed = 8.0 sq m / 86 sq ft  
Total = 99.1 sq m / 1,067 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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