



1 Hatches Lane Great Kingshill Buckinghamshire HP15 6DZ

*An immaculately presented, two/three bedroom, brick and flint cottage in the heart of Great Kingshill village convenient for the village amenities and the Common offered with planning permission for extension and no onward chain.*

Entrance vestibule | Large Kitchen/living/dining area | Sitting room/  
Bedroom 3 | Utility room | Shower/Cloakroom | Two double bedrooms |  
Family Bathroom | Driveway parking | Westerly facing rear gardens with rural  
outlook.

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Cushla Cottage is delightful brick and flint cottage which has, over the last couple of years, been thoughtfully extended and beautifully presented by the present owners to provide lovely comfortable living accommodation. The property also benefits from planning permission for the construction of a first floor and side/rear extension. Further details can be found on the Buckinghamshire Council website for the Wycombe Area, Ref No 20/06923/FUL.

You enter the cottage into the large modern living space which offers a combination of living, dining and sitting area. The kitchen, which is fitted with contemporary units, adjoins the open plan living space and has quartz work surfaces and high quality integrated appliances. The cottage feel is retained throughout the cottage with exposed beams mixing well with the contemporary feel, including bi-fold doors into the sunny rear gardens.

There are two further rooms on the ground floor with the sitting room offering flexibility to be used as a third bedroom as it is adjacent to the shower/cloakroom. The utility is adjoining the kitchen and has rear access. On the first floor there are two good sized double bedrooms and a family bathroom.

The cottage benefits from double glazing, wood burning stove and Nest heating system. To the front of the cottage is off road parking and the rear gardens are well enclosed, mainly laid to lawn with a large patio and well enclosed by fencing.

#### **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 1 Hatches Lane will be found on the left hand side.

**Price... £585,000 ... 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 G (Wycombe District Council)  
EPC Band C  
To view this property, please contact:  
Wye Country 01494 868000  
Prestwood@wyecountry.co.uk

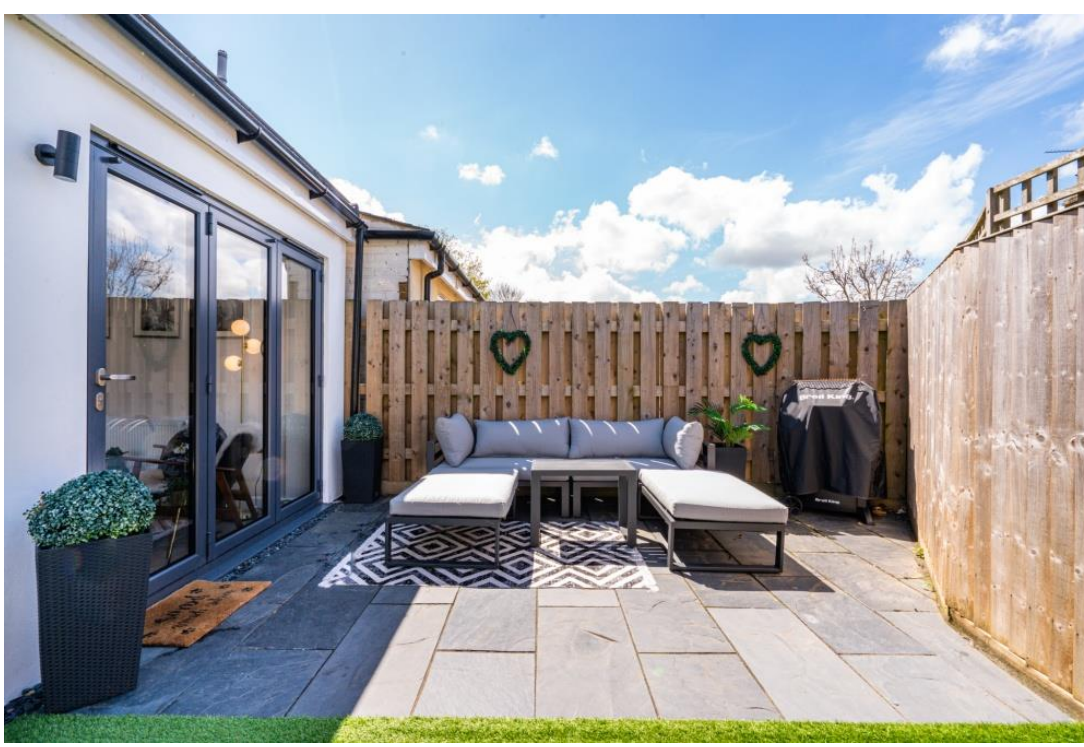
## MORTGAGE

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

## CONTACT

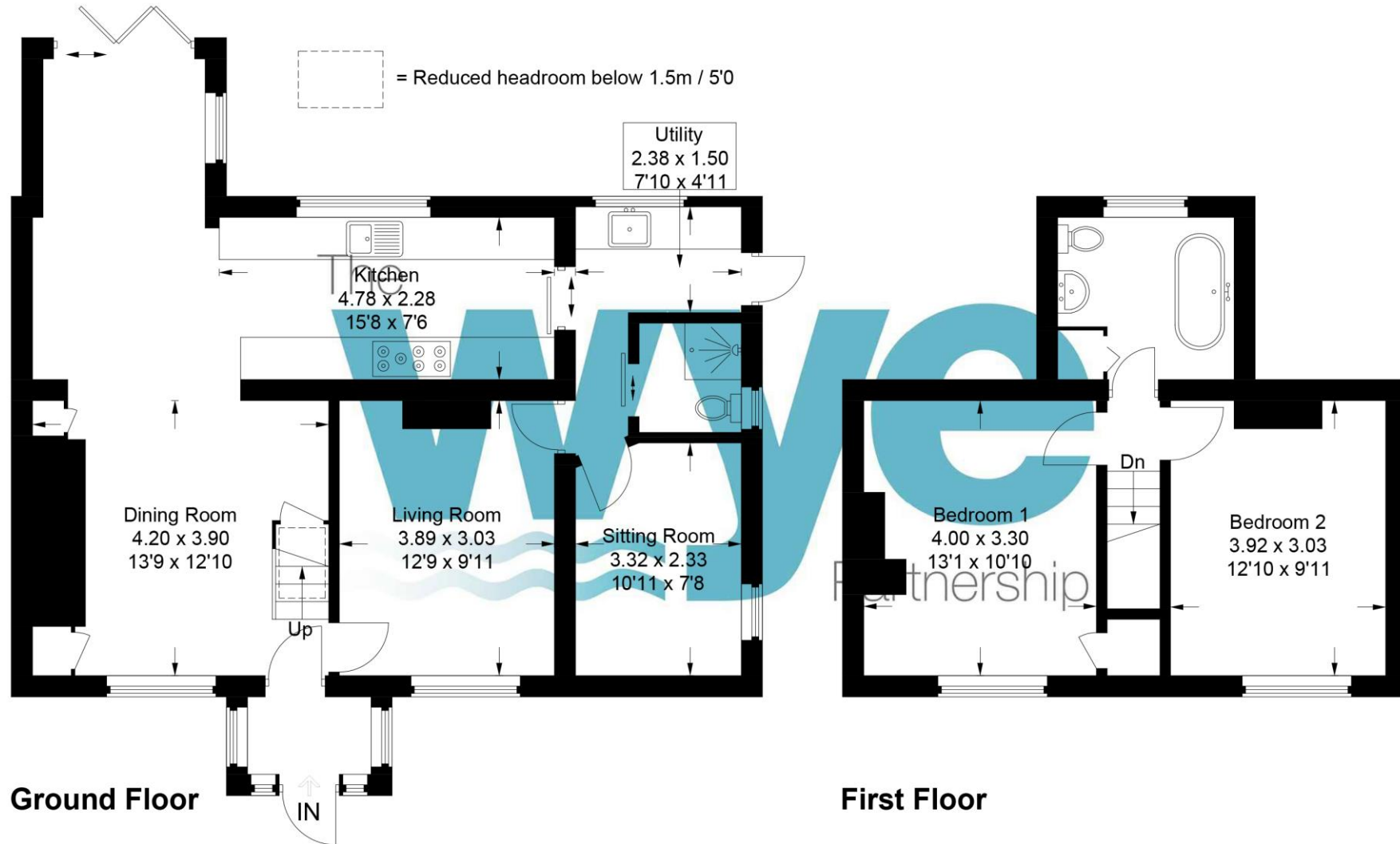
Wye Country  
120 High Street, Prestwood  
Buckinghamshire HP16 9HD  
Tel: 01494 868000  
Prestwood@wyecountry.co.uk

*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.*



# 1 Hatches Lane

Approximate Gross Internal Area  
Ground Floor = 73.8 sq m / 794 sq ft  
First Floor = 35.4 sq m / 381 sq ft  
Total = 109.2 sq m / 1,175 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.