



25 Oak View, Great Kingshill, Buckinghamshire, HP15 6HB

Extended, four bedroom detached family home benefitting from substantial refurbishment to provide a modern, beautifully presented family home enjoying a quite cul-de-sac setting, in the popular village of Great Kingshill.

Porch | Entrance Hall | Cloakroom | Coat Cupboard | Living Room | Dining Room | Kitchen/Breakfast Room | Utility | TV Room/Study | Four Bedrooms | Family Bathroom | Walk In Wardrobe And En-Suite To Master Bedroom | Driveway | Front And Rear Gardens | Double Glazing | Gas Central Heating

Located in the popular village of Great Kingshill, in a quiet cul-de-sac, is this beautifully presented and spacious four bedroom detached family home. Much loved and improved by the current owners, the house offers generous accommodation throughout starting with the large, front aspect, extended living room with open fire place and separate rear aspect dining room, with sliding doors to the garden.

Accessed via a welcoming entrance hall with oak laminate flooring, which continues through the kitchen, dining and tv room. The property benefits from an abundance of natural light with the living accommodation flowing throughout the ground floor with a particularly impressive kitchen/breakfast room overlooking the garden, fitted with a range of cream, shaker style units and breakfast bar.

Upstairs are four good sized bedrooms with the front aspect Master including a walk-in-wardrobe and modern fitted en-suite. The spacious family bathroom consists of a modern white suite including 'p' shaped bath. The bedrooms are decorated to provide a bright, neutral space, perfect for families. Both bathrooms are fitted to a high specification.

To the front of the property is a driveway with parking for a minimum of two vehicles, front lawn and single integral garage. To the rear is a private garden, enclosed by panel fencing and mature hedging, laid mainly to lawn with patio area.

Price... £785,000

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 Oak View is the first cul-de-sac on the left where the property can be found a short distance on the right.



Additional Information

Council Tax Band F
EPC Band E

School Catchment

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

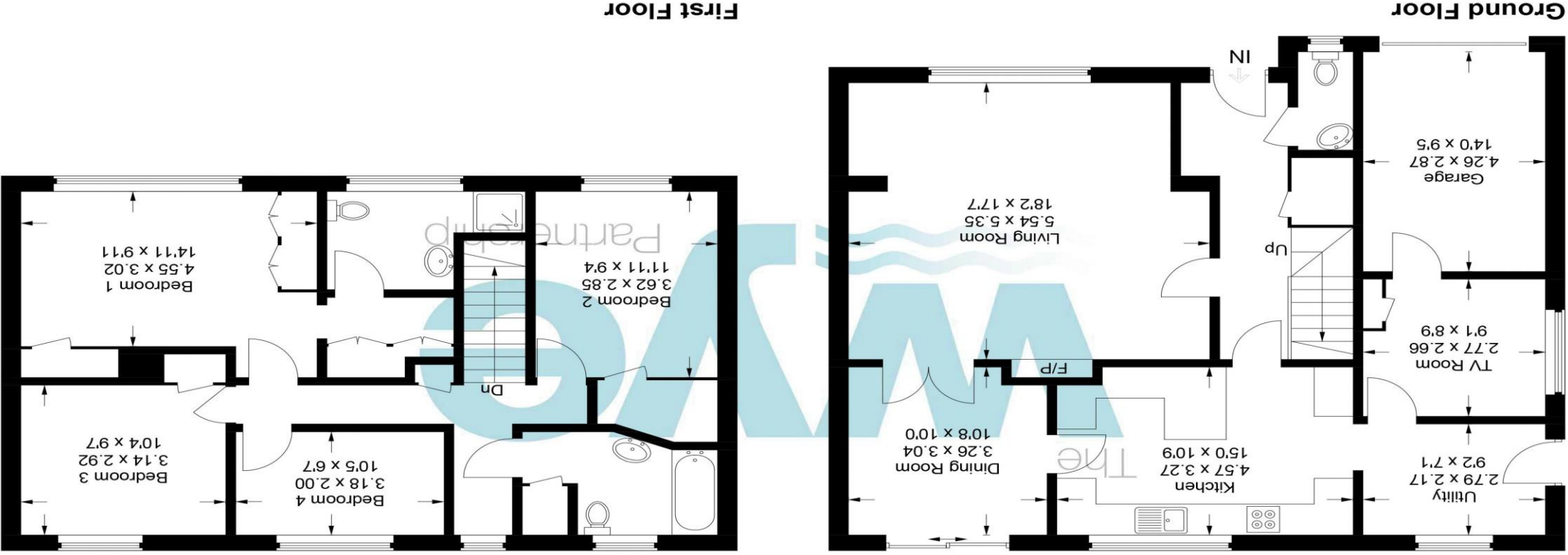
Contact your local Wye Country office who can introduce you to their Independent Financial Adviser

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.



25 Oak View

Approximate Gross Internal Area
 Ground Floor = 96.5 sq m / 1,039 sq ft
 First Floor = 71.1 sq m / 765 sq ft
 Total = 167.6 sq m / 1,804 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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