



The Hollies Hare Lane Little Kingshill Buckinghamshire HP16 0EF

A superb family home in immaculate order throughout, situated on a quiet country lane on the fringes of Little Kingshill, with stunning rural views.

Entrance hall | Kitchen/breakfast room | Utility room | Sitting room | Study | Dining/Family room | Master bedroom with en-suite shower room | Three further bedrooms | Family bathroom | Integral double garage | Driveway parking | Front and rear gardens

The Hollies is a modern four bedroomed detached house situated in a quiet lane in the heart of Little Kingshill facing lovely open fields. This smart property is within a short walk of the popular Full Moon Pub and the playing field with children's play area. There are lovely country walks accessed from the house and the Little Kingshill arboretum is nearby.

The accommodation is well presented throughout and has recently been modernized and re-decorated by the present owners to provide a comfortable family home. A new wood burning stove has been added in the spacious, double aspect, sitting room. There is a separate dining/family room to the front. The study has a rear aspect as does the kitchen and utility room, over the pleasant, enclosed garden. A rear porch adjoining the utility room leads to the integral garage and garden.

On the first floor, three of the four bedrooms, including the master, have lovely views over the fields to the front with the master offering an ensuite shower room. A family bathroom completes the accommodation.

Outside there is a pavior driveway giving access to the double garage and providing further parking. There is side access to the rear gardens which are well enclosed and principally laid to lawn with a patio area.

A viewing of this attractive home is thoroughly recommended.

DIRECTIONS

From our offices in Great Missenden follow the High Street towards Little Kingshill. Turn right onto Nags Head Lane and follow the road round to the left when it becomes Windsor Lane. Go through the village of Little Kingshill and just past the Common, take the next turning right into Hare Lane. Go past the pub and the junction with New Road and the Hollies will be found on the left hand side.

Guide Price.... £825,000 Freehold



AMENITIES

Little Kingshill is a small village on the outskirts of Great Missenden. It is located in the Chiltern Hills, about two and a half miles south of Great Missenden and about five miles northwest of High Wycombe. The village has its own primary school catering for children 3-11 years, judged to be "Outstanding" in the school's most recent Ofsted report. The village has a pub, playing fields, a Baptist church and is surrounded by Green Belt countryside. Shopping facilities are available in Great Kingshill, Prestwood and Great Missenden. A main line rail link is available from Amersham, High Wycombe and Great Missenden, taking approximately 40 minutes into Central London.

SCHOOL CATCHMENTS (2020/21)

Little Kingshill Combined School
Boys' Grammar; Dr Challoner's
Girls' Grammar; Dr Challoner's High School

Mixed Grammar; Chesham
Upper School/All ability; The Misbourne
(We recommend you check accuracy and availability at the individual schools)

ADDITIONAL INFORMATION

Council Tax Band G | EPC Band E

MORTGAGE

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

CONTACT

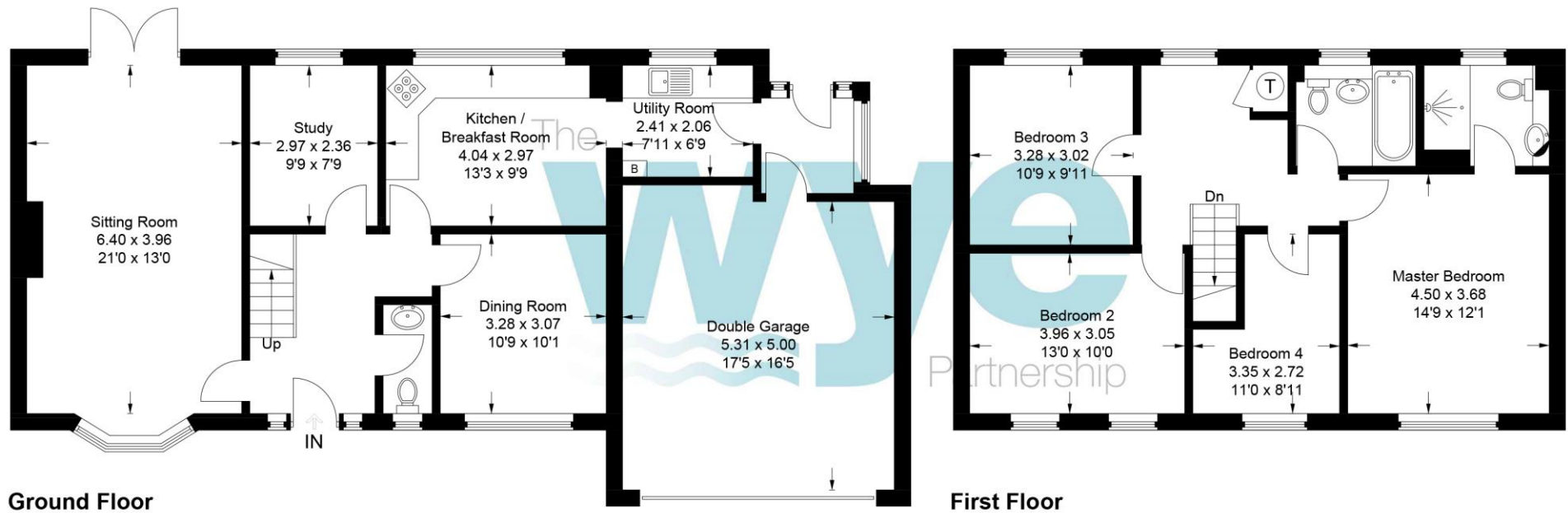
Wye Country | 120 High Street |
Prestwood | Buckinghamshire HP16 9HD
Tel: 01494 868000
prestwood@wyecountry.co.uk

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.



The Hollies

Approximate Gross Internal Area
Ground Floor = 107.2 sq m / 1,154 sq ft
First Floor = 68.2 sq m / 734 sq ft
Total = 175.4 sq m / 1,888 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.