



Pinecroft, Copes Road, Great Kingshill, Buckinghamshire, HP15 6JE

A well presented four bedroom detached property, ideally situated in the pretty village of Great Kingshill, offered to the market with no onward chain.

Storm Porch | Entrance Hall | Cloakroom | Kitchen | Dining Room | Sitting Room | First Floor Landing | Four Bedrooms | Family Bathroom | Level Rear Gardens | Garage | Driveway | Front Garden | Gas Central Heating | Double Glazing Throughout | No Onward Chain

Ideally located in the pretty village of Great Kingshill is this well presented four bedroom, detached, family home. The property is currently vacant and offered to the market with no onward chain and really does provide buyers with a complete blank canvas. The house is well set back from the road and enjoys enviable views from the front over beautiful farmland. There is also a generous paved driveway leading to the garage, with electric door and outside charge point.

This traditional 1970's home benefits from an abundance of natural light throughout and the well planned accommodation offers two separate reception rooms and kitchen, giving the opportunity of creating a kitchen/diner overlooking the garden if desired. The kitchen has a range of floor and wall mounted cupboards with laminate wood effect work tops. There is an integrated oven and inset four ring electric hob, integrated fridge freezer and space and plumbing for dishwasher and washing machine. Overlooking the rear garden, with a door to access the patio. The adjoining dining room enjoys a rear aspect with the sitting room, having a dual aspect over the garden and the front to take in the views. There is also a feature flame effect gas fire with brick surround and tiled hearth.

Upstairs are four well proportioned bedrooms and a family bathroom, with the principle bedroom and bedroom two benefitting from fitted wardrobes. The view from the landing is stunning.

The generous garden has a large patio across the rear of the property and is of a good size, laid mainly to lawn, Summer House and Garden Shed, all enclosed by panel fencing.

Price... £750,000 *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 offices in Prestwood follow the Wycombe Road towards High Wycombe passing Hildreths Garden Centre and into Great Kingshill village. Take the first turning left into Stag Lane and continue over the crossroad and the road becomes Copes Road. Pinecroft will be found on the left hand side towards the top of Copes Road, with a Wye 'For Sale' board.



Additional Information

Council Tax Band F
EPC Band D

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 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.



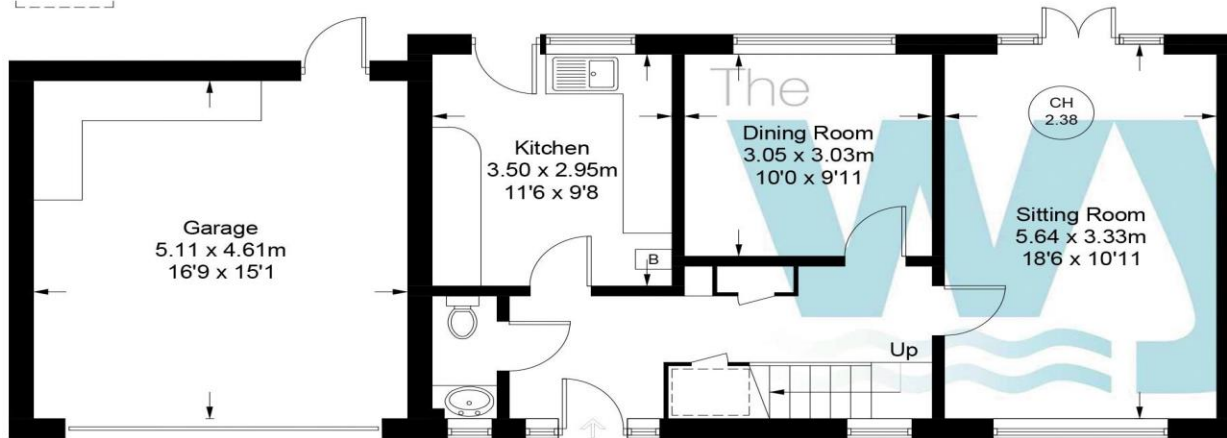
Copes Road

Approximate Gross Internal Area
Ground Floor = 53.6 sq m / 577 sq ft
First Floor = 53.1 sq m / 572 sq ft
Garage = 23.5 sq m / 253 sq ft
Total = 130.2 sq m / 1402 sq ft

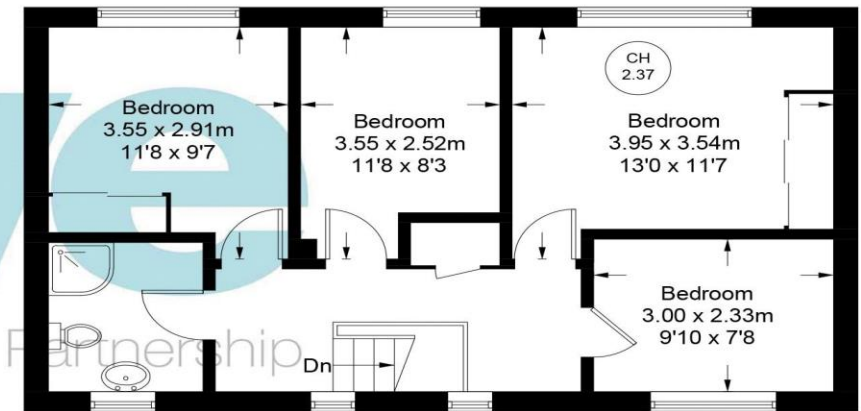


 = Reduced headroom below 1.5m / 5'0

 = Ceiling Height



Ground Floor



First Floor

Floor Plan produced for Wye Partnership by Media Arcade ©.
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy 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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The **wye** Partnership