



17 Meadow Cottages Little Kingshill Buckinghamshire HP16 0DX



*A well presented five/six bedroom, semi-detached, house quietly located at the end of a cul-de-sac adjacent, and with views across fields and open farmland. The house has excellent, expansive and adaptable accommodation and lovely rear gardens.*

Entrance hall | Sitting room | Kitchen/Breakfast room | Family Room | Study/Music Room | Store room | Master bedroom with en suite bathroom | Three further bedrooms | Family bathroom | Double garage | Driveway parking | Front and rear gardens

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The property can be found at the end of quiet cul-de-sac tucked away behind well kept hedging.

The property has three discrete reception rooms; a double aspect sitting room just as you go into the hallway, a larger family room off the kitchen (with access into the garden) and a front aspect study/music room. The kitchen is comprehensively fitted with a range of cream Shaker-style units and the usual appliances with plenty of room for a dining table.

On the first floor there are two double bedrooms and the master suite which could be bedroom/ensuite plus single bedroom or dressing room. On the top floor there is a generous loft space plus one or two bedrooms depending on the required use.

Outside, the gardens are private and level with mature shrubs and trees, a patio, pond and lawned area. There is an outside office (currently used for overflow storage) with power and light.

To the front there is ample parking on the brick paviour driveway and a double garage.

#### **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. Continue following Windsor Lane past Watchet Lane (on your left) and the turning to Meadow Cottages will be a short distance beyond on the left. Take the left fork and the house will be found on the end at the right hidden behind a hedge.

**Price... £665,000**    *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 in 2011. 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 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.

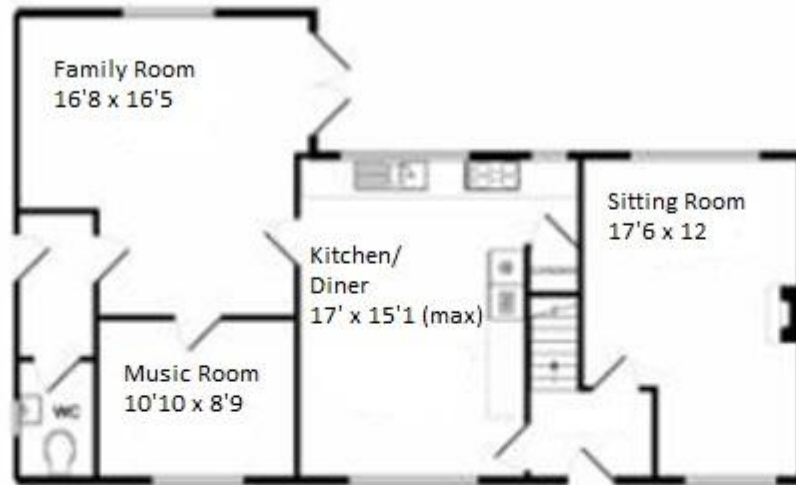
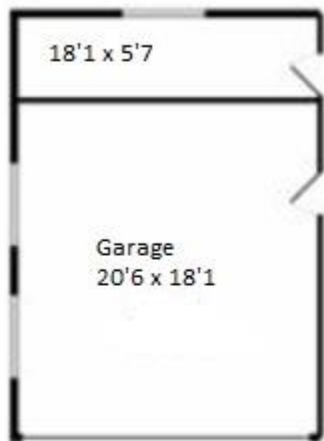
## CONTACT

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prestwood@wyecountry.co.uk

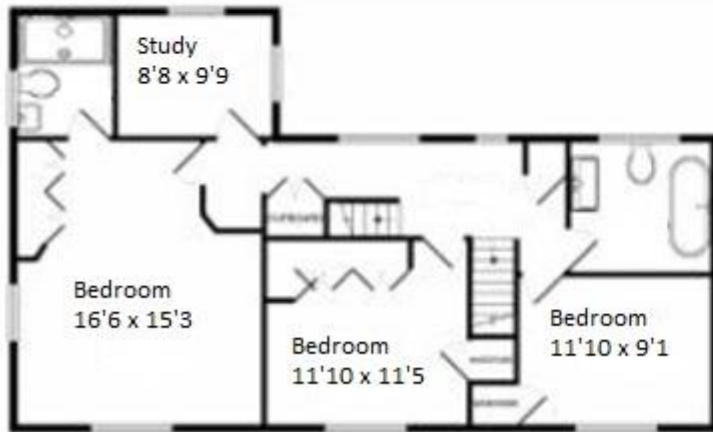
*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*



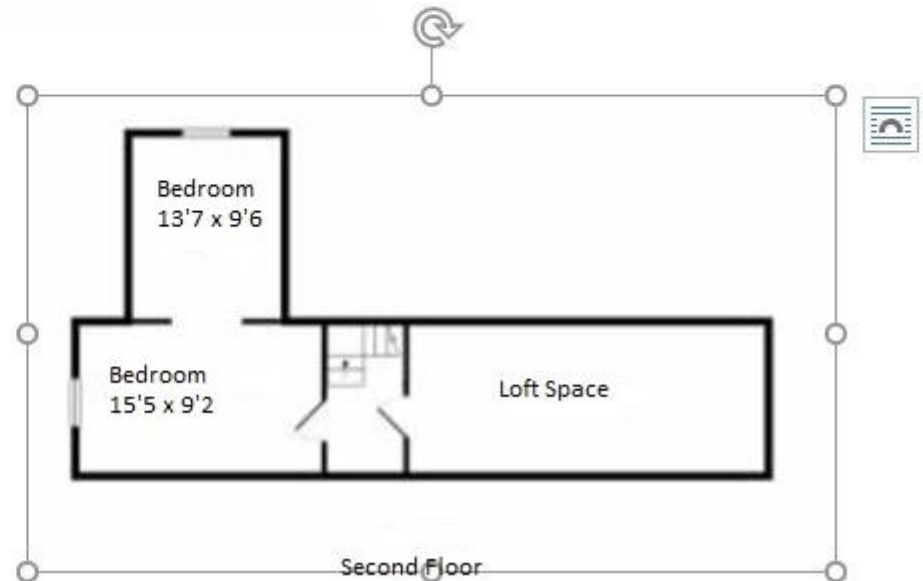




Ground Floor



First Floor



Second Floor