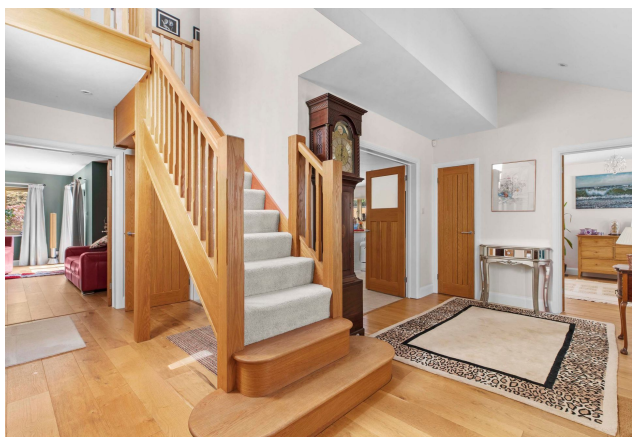


HAMARA

GREAT KINGSHILL - BUCKINGHAMSHIRE







HAMARA SPURLANDS END ROAD GREAT KINGSHILL BUCKINGHAMSHIRE

Hazlemere c1.5 miles | High Wycombe c4 miles
Great Missenden c3 miles | Amersham c6 miles
Beaconsfield c7 miles

**A beautifully crafted five bedroom
family home set in a lovely level
0.46 acre garden backing onto
private woodland**

Reception Hall | Cloak/Shower Room | Sitting Room
Study | Family Room | Kitchen/Dining Room | Utility

Main Bedroom with Ensuite | Ensuite Guest
Bedroom | Three Further Bedrooms
Family Bathroom

Garage | Large Garden

In All About 0.46 Acre



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LOCATION

The property is situated in the popular village of Great Kingshill which offers a village pub/restaurant, local Spar store and picturesque common where cricket is played.

For families there are a number of sought-after schools available in the area, notably the Royal Grammar school (boys) in High Wycombe, also John Hampden (boys) and Wycombe High School (girls).

Great Missenden offers a frequent train service into Marylebone and at Amersham there is an alternative rail service into London via Baker Street. High Wycombe provides a centre for major retail outlets and supermarkets including the renowned Eden Shopping centre.

The M40 can be joined at junction 4 High Wycombe with easy accessibility to the M4 (Heathrow) and the M25. At Handy Cross is the hub development to include a state-of-the-art leisure centre and full-size Waitrose.

THE PROPERTY

This impeccably presented family home boasts a stunning contemporary interior over 2908 sq ft of well proportioned accommodation. The property has been future proofed with the addition of solar panels, plus batteries and eddi.. Nestled on a picturesque plot spanning 0.46 of an acre, this exceptional garden has seating areas that overlook the private woodland. Ideal for families seeking a prime location, this residence is situated on a highly regarded road that provides convenient access to exceptional schools, the mainline station, and village amenities.

Upon entry, a grandiose reception hall leads you through double doors to a magnificent kitchen/dining room featuring an impressive island and bifold doors that open to the rear. A separate utility room and downstairs cloakroom with shower provide added convenience. The spacious sitting room with underfloor heating is highlighted by a feature fireplace and wood-burning stove and bifold doors leading to a rear terrace, perfect for entertaining guests. This residence also includes a dedicated family room and study, offering versatile spaces for both leisure and work.

The principal bedroom is a retreat in itself, boasting built-in wardrobes and an ensuite shower room. The second bedroom, ideal for guests, features an ensuite shower room and fitted wardrobes. Completing the accommodation are three additional bedrooms, one of which includes an ensuite dressing room offering the potential to be converted into an ensuite. These bedrooms are served by a family bathroom that includes a separate shower for added convenience.

OUTSIDE

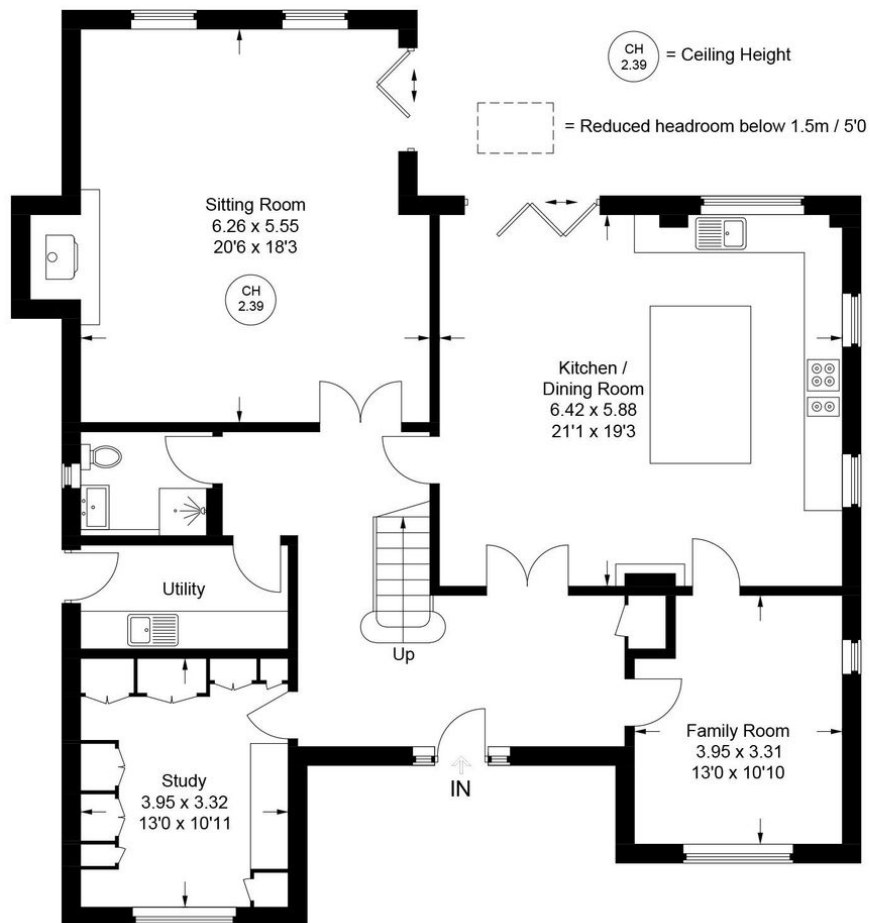
To the front there is an extensive driveway and planning permission has been submitted for a new double garage. There is already a 23ft detached garage located at the rear, providing space for vehicles and additional storage. With its sophisticated design, prime location, and array of modern amenities, this distinguished residence offers a luxurious lifestyle for discerning buyers seeking a blend of comfort and elegance.

COUNCIL TAX BAND G

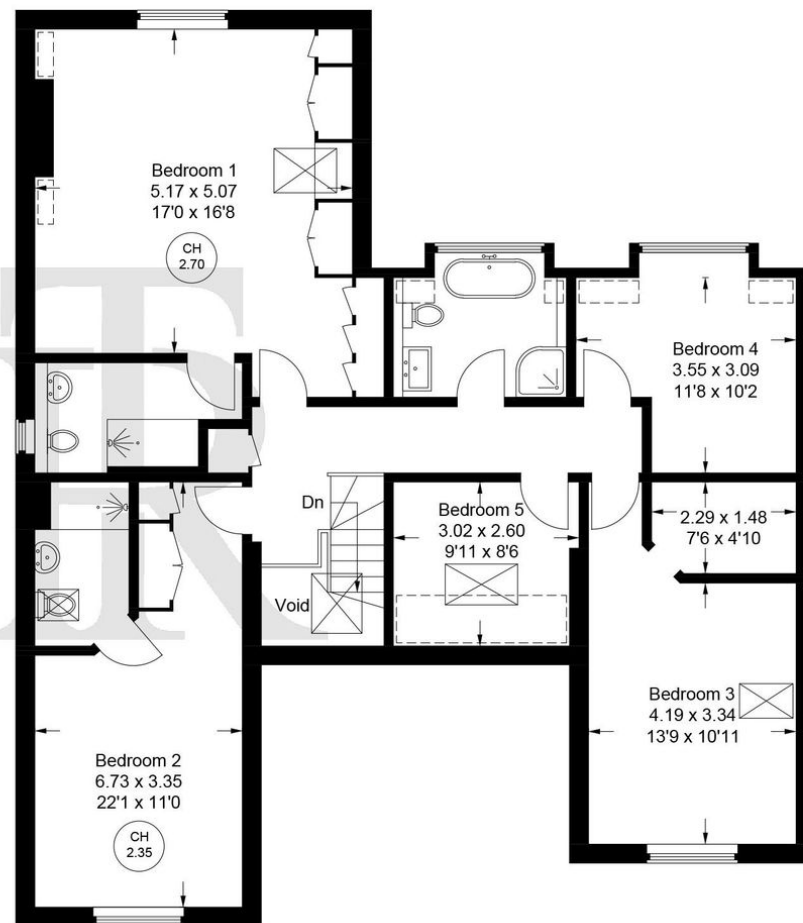
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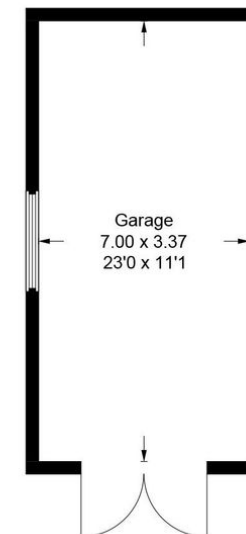




Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

Hamara, Spurlands End Road, HP15 6HX

Approximate Gross Internal Area

Ground Floor = 132.6 sq m / 1427 sq ft

First Floor = 114.2 sq m / 1229 sq ft (Excluding Void)

Garage = 23.4 sq m / 252 sq ft

Total = 270.2 sq m / 2908 sq ft

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