



66 St. Margarets Grove, Great Kingshill - HP15 6HP

Offers Over £575,000

 **TIM RUSS**
& Company



- Offered for sale with no onward chain is this extended link detached family home benefitting from a south westerly facing garden in this popular village
- Situated close to village shop, Thai restaurant and picturesque Common with excellent transport links

Great Kingshill is a popular Chiltern Village with country walks through fields and woodland and The Chiltern Cycleway. The local village store caters for day to day needs at the end of the lane along with the picturesque village common where you will find the cricket club and local play park. There are excellent restaurants nearby including Thai Kingshill, Lounge India, The Polecat, The Full Moon with both Great Missenden and Prestwood nearby offering a range of shops and an 18 court tennis club. High Wycombe providing a centre for major retail outlets and supermarkets. For families you are in catchment area for excellent primary and high schools including Wycombe High Girls Grammar, The Royal Grammar, John Hampden Grammar, Pipers Corner for girls (private), Holmer Green, The Misbourne, Great Kingshill Combined. Nearby train stations at High Wycombe (3 miles) and Great Missenden (2.3 miles) offer regular direct mainline routes to Marylebone, approx. 30 mins. The M40 can be joined at junction 4 High Wycombe with easy accessibility to the M4 (Heathrow) and the M25.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D



Offered for sale with no onward chain is this extended 3 bedroom link detached house, located in this popular village community. The property boasts an extended ground floor layout and a delightful south westerly facing garden, offering a perfect setting for relaxing and entertaining.

The village amenities, including a local shop, a regarded Thai restaurant, and the beautiful Common within walking distance. Excellent transport links further enhance the convenience of this location, making it an ideal choice for a family or those looking to downsize.

The property features an entrance hall with a downstairs cloakroom, the spacious kitchen has excellent scope for customisation, with the potential to create an open-plan space by knocking through to the dining room. The generous living room benefits from a feature fireplace and sliding patio doors leading out to the rear garden, seamlessly blending indoor and outdoor living. The large main bedroom offers the opportunity to add an ensuite for added convenience, while two further bedrooms are served by the family bathroom.

Outside, the property offers driveway parking leading to an attached garage, providing ample parking and storage options. The wide patio area flows onto an area of lawn, enclosed by fencing, creating a secure outdoor space for all to enjoy.





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Approximate Gross Internal Area

Ground Floor = 73.0 sq m / 786 sq ft

First Floor = 51.8 sq m / 557 sq ft

Garage = 13.3 sq m / 143 sq ft

Total = 138.1 sq m / 1486 sq ft

Floor Plan produced for Tim Russ & Company 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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