



Hamara Spurlands End Road, Great Kingshill - HP15 6HX

Guide Price £1,500,000

 **TIM RUSS**
& Company



- An impeccable five bedroom detached house, total 2908 sq ft, in a prime setting with a stunning contemporary interior and fabulous outside space
- Set on a wonderful plot of 0.46 of an acre with abundant seating areas backing onto private woodland
- Situated on this highly regarded road, within easy access of excellent schools, mainline station and village amenities

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.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C



This impeccably presented five-bedroom detached house offers a stunning contemporary interior and is generously proportioned at 2908 sq ft. Nestled on a picturesque plot spanning 0.46 of an acre, this property boasts abundant seating areas that overlook 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.

Externally, the property features extensive driveway parking and a 23ft detached garage located at the rear, providing ample space for multiple vehicles and additional storage.





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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

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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