



Half Hidden Windsor Lane, Little Kingshill - HP16 0DP

Offers Over £950,000

 **TIM RUSS**
& Company



- Detached four bedroom home in a sought after village location offering over 2000 square feet of internal living space
- Mature gardens and a private paddock extending to approximately 0.807 acres
- Easy access to highly regarded schools, countryside walks, and fast rail links into London

Little Kingshill is a small village in the parish of Little Missenden nestling in the Chiltern Hills and surrounded by open countryside. Within a short walk is the sought after and outstanding combined school for 3-11 year olds, pop up café/shop in the church hall and the Full Moon pub off Hare Lane. There is also a farm shop at Peterley Manor. At Great Missenden approx three miles away is a picturesque historic village, once the home of the much-loved children's author, Roald Dahl. There are a number of independent boutiques, curiosity and gift shops and highly regarded cafés and restaurants. The nearby town of Amersham approx six miles provides an alternative rail service to Baker Street. The village is perfectly positioned for easy access to the M40, approximately a 15 minute drive, or via the Chiltern Line to London Marylebone, approximately 40 minutes, and is set between the market towns of Wendover and Old Amersham. The area is renowned for its wonderful walks in the surrounding Chiltern Hills (AONB) and country pubs aplenty. There are also doctors' surgeries, a dentist and a Post Office. Buckinghamshire is well known for its state and private education with the property lying within catchment for the grammar schools.



Half Hidden is a spacious and beautifully updated four bedroom detached home offering over 2000 square feet of internal living space. It occupies a generous position in the heart of Little Kingshill, with mature gardens and a private paddock extending to approximately 0.807 acres.

The house opens into a bright dining hall that flows into a large living room with wood burning stove and patio doors to the garden. There is also a cosy family room, a separate study or fifth bedroom, and a refitted kitchen with a breakfast area, utility room, and downstairs cloakroom. Upstairs, the principal bedroom features a contemporary ensuite shower room, while three further double bedrooms are served by a stylish family bathroom that includes a jacuzzi style bath. The layout is well suited to both family life and working from home.

The rear garden is southerly facing and mostly laid to lawn, with a paved patio and pergola providing space to relax and entertain. Beyond the garden lies one of the standout features of the property; a private paddock with mature trees, open views, and a smaller timber barn for storage. With its own gated access from Watchet Lane, the paddock offers exceptional flexibility for recreation, animals, or simply space to enjoy the outdoors. To the front, a sweeping driveway provides parking for several vehicles and leads to a detached double garage. An electric vehicle charging point is also installed. The location offers easy access to highly regarded schools, open countryside, and fast rail connections into London.

Council Tax band: G / Tenure: Freehold

EPC Energy Efficiency Rating: D





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Approximate Gross Internal Area

Ground Floor = 135.3 sq m / 1456 sq ft

First Floor = 60.4 sq m / 650 sq ft

Garage = 33.3 sq m / 358 sq ft

Total = 229.0 sq m / 2464 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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