



4 Gardner Close, Great Kingshill - HP15 6HT

Guide Price £800,000

 **TIM RUSS**
& Company



- Situated towards the end of the cul de sac is this detached, well maintained bungalow in a sought after village location close to picturesque village green, amenities and transport links
- Over 1500 sq ft of well planned and maintained accommodation

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 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: F

Tenure: Freehold / EPC Rating: C

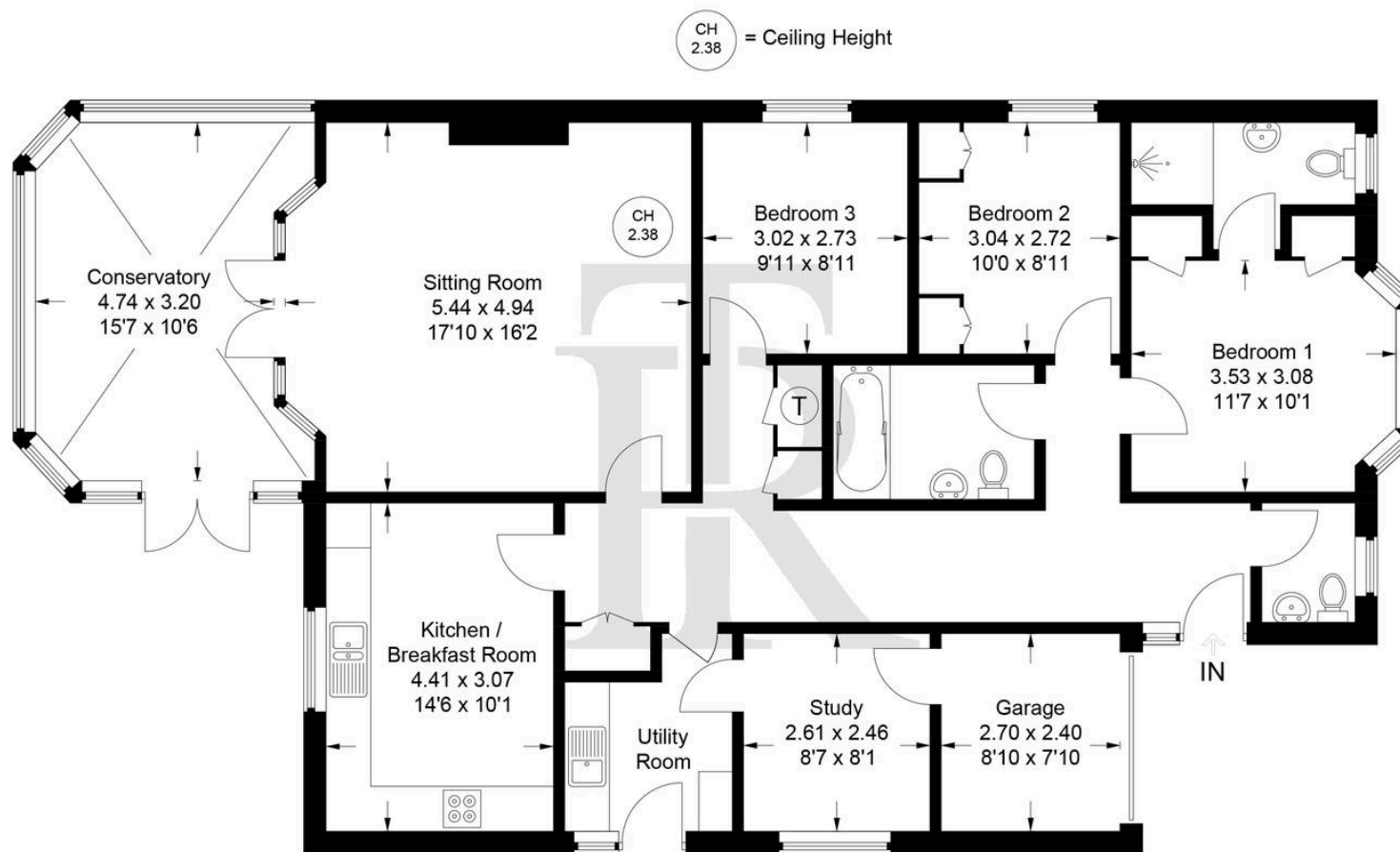


This impressive three bedroom detached bungalow offers over 1,500 sq ft of thoughtfully arranged and well maintained accommodation and is situated towards the end of a peaceful cul de sac in a highly sought after village location. The property is conveniently positioned close to the picturesque village green, a range of local amenities, and excellent transport links.

Upon entering, you are welcomed by a generous reception hall with useful storage cupboards and a cloakroom setting the tone for the spaciousness throughout. The principal reception space is a bright and inviting sitting room with a feature fireplace as its focal point and French doors that open into a large conservatory. The well equipped kitchen/breakfast room provides ample storage and workspace and is complemented by a separate utility room for added convenience. A dedicated study offers an area for home working. The principal bedroom is particularly impressive, benefitting from a charming bay window and an ensuite shower room. Two further double bedrooms are well served by a modern family bathroom, making this home ideal for those seeking versatile guest accommodation.

The approach to the property is enhanced by a well tended lawned front garden with driveway parking for two cars. The converted garage provides useful storage. Undoubtedly, one of the highlights of this bungalow is its beautifully landscaped southerly facing rear garden with a large patio area leading onto terraced lawns bordered by mature shrubs and trees and provides a pleasant and private outlook over 'The Old Allotment' field.





Gardner Close

Approximate Gross Internal Area = 142.3 sq m / 1532 sq ft
(Including Garage)

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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