

# Hamptons

INTERNATIONAL



## Deep Mill Lane, Little Kingshill, HP16

7  5  5 

GUIDE PRICE

**£2,200,000**

**(£2,200,000)**

## Property details

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### Key features

- **Five-bedroom house with detached**
- **No onward chain**
- **Striking Modernist residence design**
- **Far-reaching views of the Chiltern Hills**
- **Detached studio/office offers a plot**
- **Gym**
- **Beautifully landscaped gardens with**
- **High degree of privacy within the garden**
- **The property is currently within the**
- **Excellent road and rail links**

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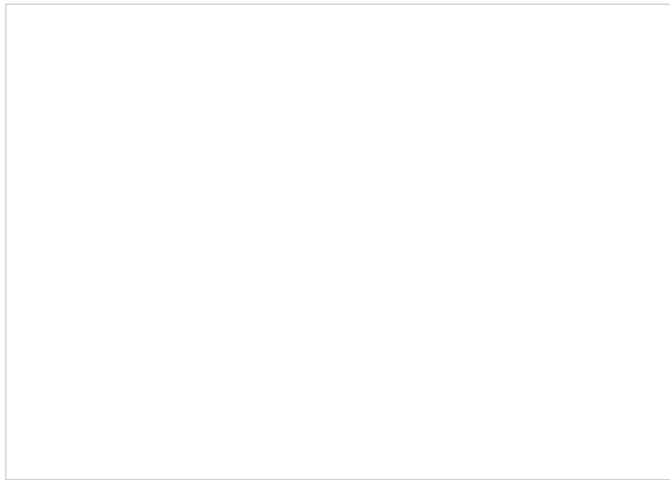
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## Description

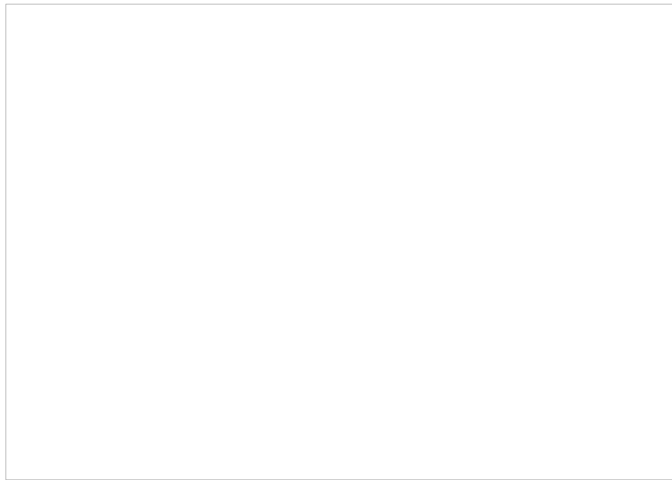
A highly individual and architecturally striking five-bedroom house with detached two-bedroom annexe and additional studio/office in a coveted Chilterns village. Nestled within a private and secluded plot on the edge of the delightful village of Little Kingshill, Klee House is a magnificent contemporary home with stunning views over the surrounding Chiltern Hills, yet with central London accessible in just 39 minutes from Great Missenden station. The house was built in 1959 to a design by the renowned architect Ian Preston, and later extended sympathetically and thoughtfully in 2004 by the award-winning John Pardey Architects. The extension was awarded the 'Overall Winner' in the 2004 Chilterns Buildings Design Awards, for its complementary style to the original building. In addition to the main house is a detached and entirely self-contained separate annexe, which adds a further two bedrooms and a generous living space to the substantial five-bedroom main house, providing an opportunity for short- or long-term lets, or as accommodation for an au pair, older children or grandparents living at home. The mid-century interior design of the house reflects the external elements, with exposed brick, expanses of glazing and clean lines typical of the era: it's a fantastic blank canvas for personalisation. The grand proportions of this house are ideal for family life and equally well suited to entertaining, with generous reception spaces and sizeable bedrooms perfect for visiting guests. The layout is inverted to make the most of the surrounding views from the living spaces, with windows on the north, south and west aspects of the house. The first floor comprises a large, open plan living space, incorporating the kitchen, dining room and family room, the latter with an access door leading out to a flight of steps leading down the gardens. There is a further reception room perfect for formal entertaining and a double bedroom with en suite shower room which could equally make an excellent snug or study. The ground floor accommodation includes the principal bedroom and en suite bath/shower room, three further double bedrooms, two additional bath/shower rooms and a utility room for laundry machines. The multi-generational capabilities of the house are increased with the addition of the self-contained annexe, which is situated at a slightly lower level to the main house. The annexe is presented in the same light, open and airy style as the main residence, with wood floors and exposed brick detailing. The accommodation comprises a large open plan living area with kitchen, two double bedrooms and a shower room. Adjoining the annexe is an L-shaped gym, providing further potential for development if desired. Tucked away discreetly within the plot there is a further studio which offers a plethora of potential uses, for example an inviting home office space, an artist's or yoga studio, or space for further hobbies. Outside Klee House is situated within beautifully landscaped gardens of about 1.33 acres, which are wonderfully varied and planted with a wide variety of herbs, shrubs and mature trees. The house is approached over a brick-paved driveway which sweeps through electronic gates and around the generous lawns to a sizeable parking area behind the house, and the garage which is attached to the annexe and gym. A path continues around the side of the annexe to the detached studio and, on the upper level, a spectacular outdoor swimming pool and terrace. Behind the annexe there is a substantial kitchen garden with a variety of beds, and, on the lowest level, a final area of lawn and an impressive lavender border. Situation The village of Little Kingshill is situated approximately 1.5 miles south of Great Missenden. The village is home to the well-regarded Little Kingshill Combined School, rated 'Outstanding' by Ofsted. The area also benefits from access to excellent grammar and independent schools in the nearby towns of Great Missenden, Amersham and High Wycombe. Little Kingshill retains a traditional village charm, featuring an attractive green with children's play area and football pitch, the popular local pub The Full Moon, and the Kingshill Kitchen café. Great Missenden has a wider range of amenities, including restaurants, a supermarket, boutique shops, a Post Office, and a mainline station with direct trains to London Marylebone in approximately 40 minutes (fast train). It is also home to The Roald Dahl Museum and Story Centre, a family-friendly attraction. Additionally, Amersham station provides access to both the Metropolitan Line and Chiltern Railways, making this an ideal location for those seeking a balance between country living and convenient access to the capital. The A413 is under half a mile distant and offers excellent road connections to the A40, M40 and M25. Buckinghamshire is also renowned for its beautiful natural surroundings, with scenic countryside walks and trails winding through the nearby Chiltern Hills, designated as an Area of Outstanding Natural Beauty. Property Ref Number: HAM-59543



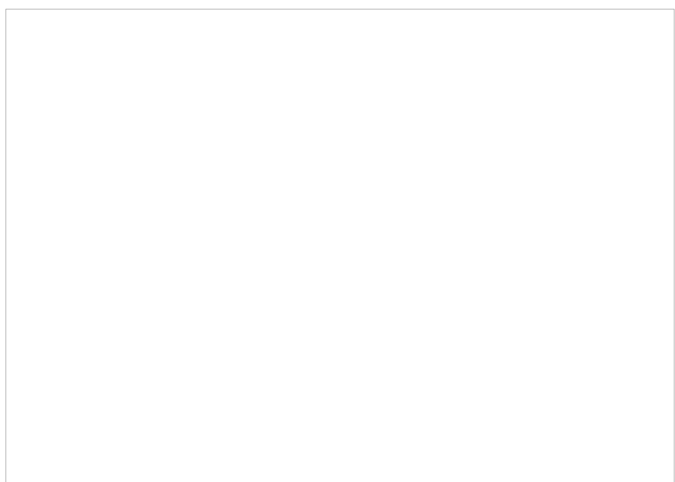


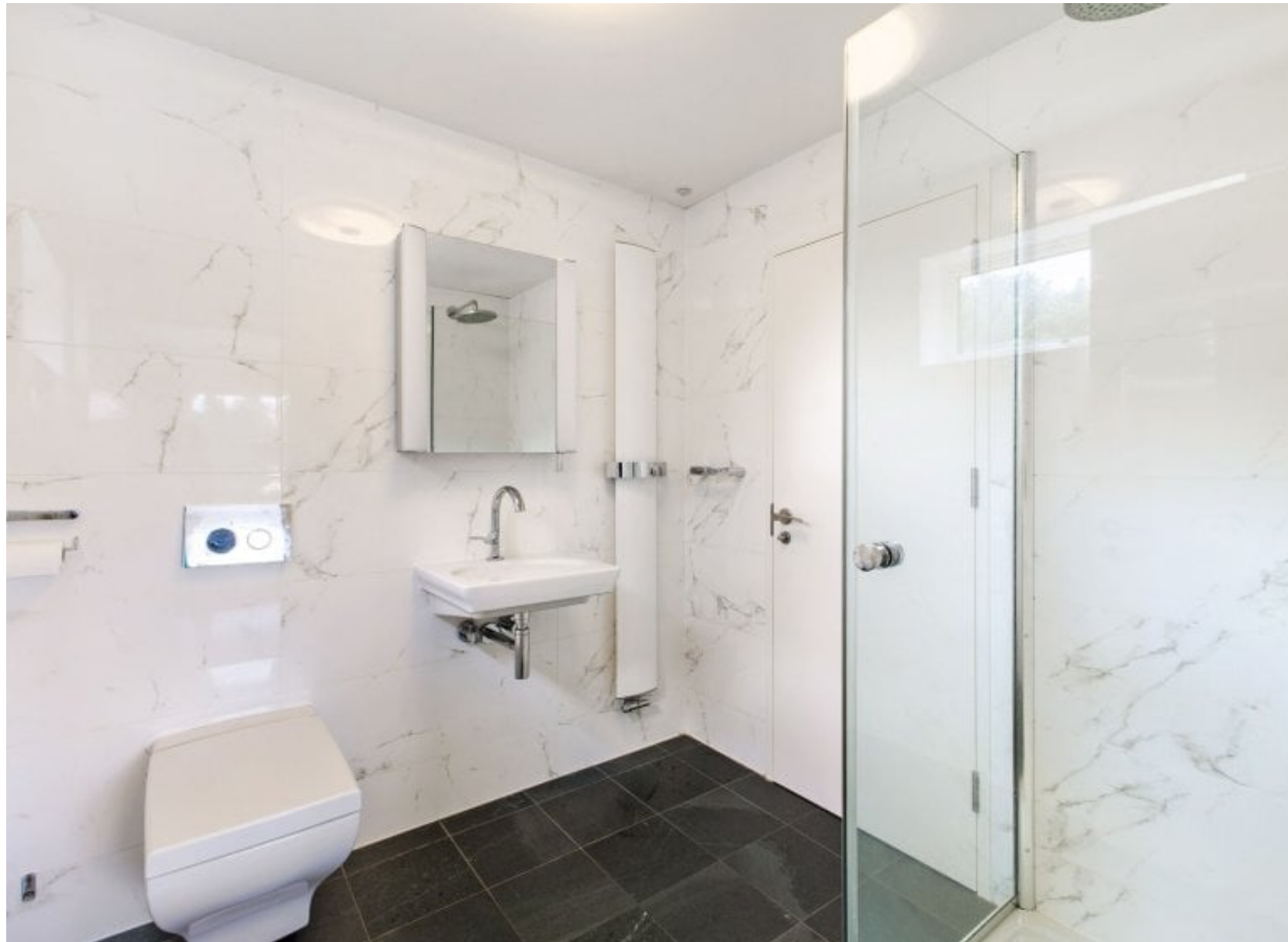






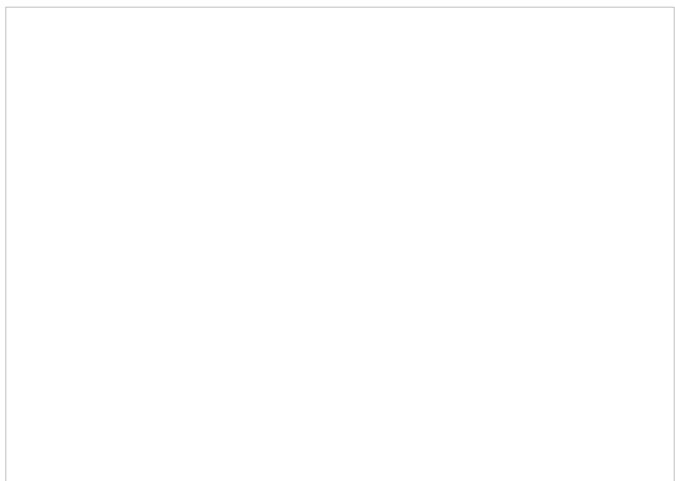




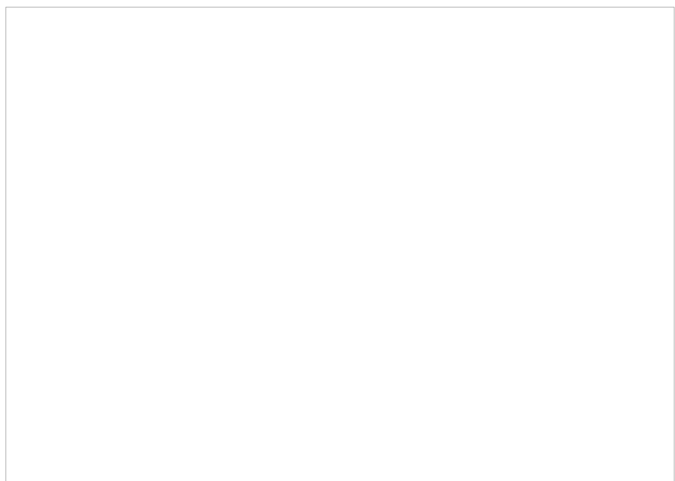




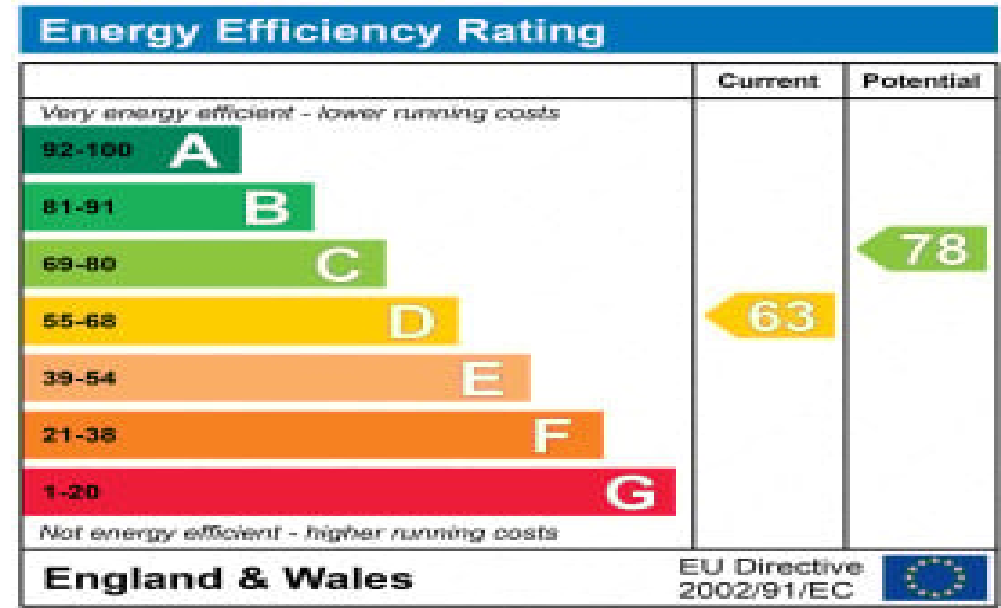












# Floor plan

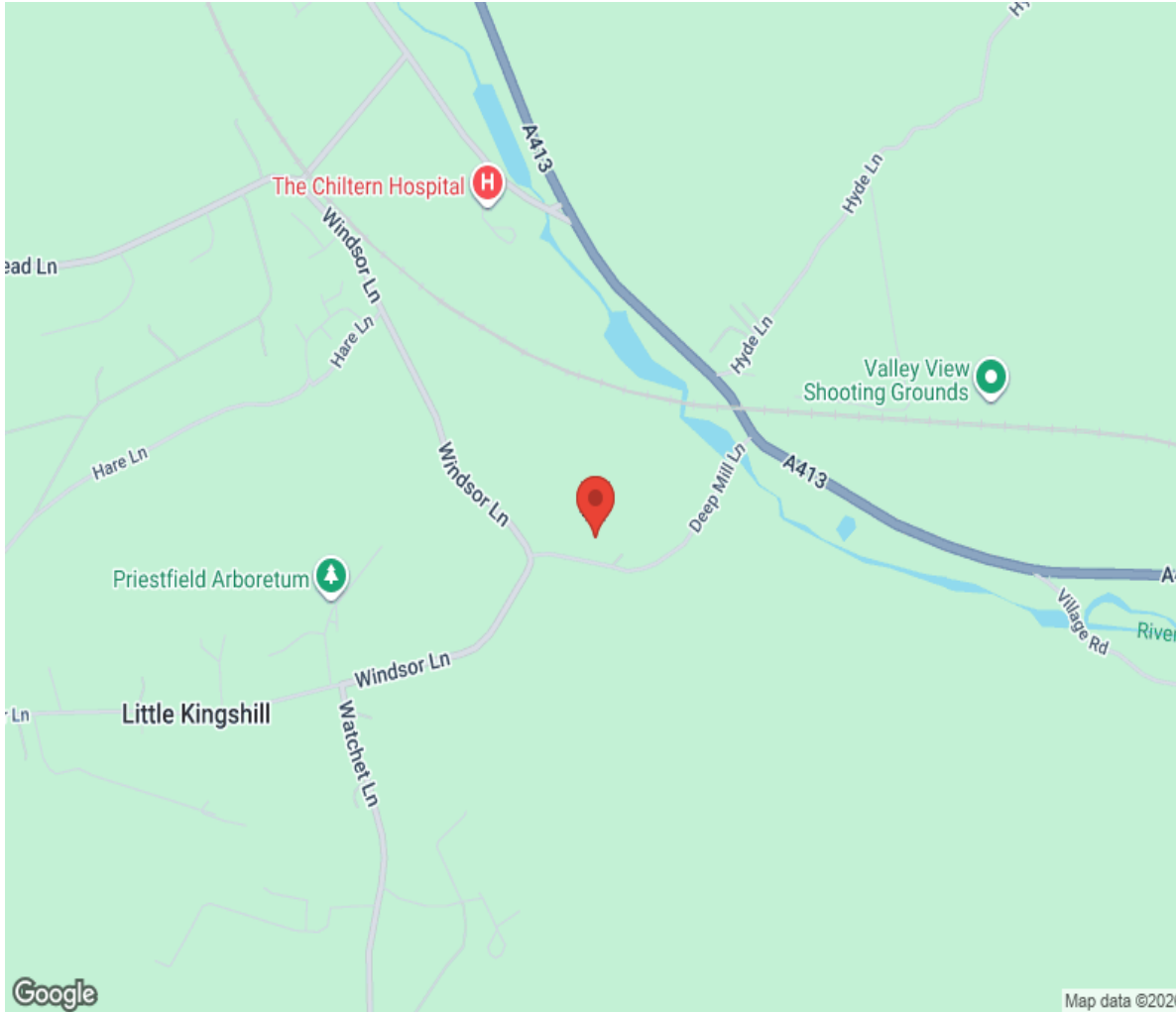
Annexe = 81.1 sqm / 873 sq ft  
Outbuilding = 116.4 sqm / 1253 sq ft  
Total = 450.8 sqm / 4852 sq ft  
(Excluding Swimming Pool)



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# Location

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# Hamptons

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