

# Hamptons

INTERNATIONAL



**New Road, Little Kingshill, Great Missenden, HP16**

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GUIDE PRICE

**£1,350,000**

**(£1,345,000)**

## Property details

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### Key features

- Good sized private and secluded garden
- Sitting room with a wood-burning stove
- Dining room and study
- Impressive kitchen/breakfast-family room
- Utility room
- Five bedrooms (four en suite)
- Underfloor heating - ground floor
- Detached garage and driveway with gravel

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## Description

Situated on a favoured location in this desirable private road, this impressive detached family home has been extended and completely renovated to a very high standard. Upon entering the spacious reception hall, the quality of renovations is immediately apparent. Part-glazed double oak doors leads to an attractively decorated sitting room with a wood-burning stove and stone surround. Part-glazed double oak doors also lead into a separate dining room with oak flooring and there is also a study. Part-glazed oak doors open to the kitchen/breakfast-family room which is very much the hub of the house, featuring a large central quartz island, a full range of integrated appliances including a full-sized fridge, full-size freezer, dishwasher and wine fridge, bin store and a range of storage units including pull-out units. The family room area includes a living-flame electric fire and bi-fold doors provide access to the rear garden. There are large style ceramic tiles with underfloor heating. A doorway leads into a good sized useful utility room with a door to side access of the house. There is also a downstairs cloakroom. The ground floor has three bedrooms, all with en suite shower rooms. An oak and glass staircase leads to the first floor landing with a main bedroom suite which enjoys an attractive outlook over the rear garden and features a dressing room and en suite shower room. There is a further double bedroom and a family bathroom fitted with a white suite. Outside To the front of the property is a stone driveway providing off-road parking for several vehicles, leading to a detached garage with an electrically-operated door and power and light. The gardens to the front are laid to lawn with mature trees providing a natural screen. To the rear the gardens enjoy a pleasant southerly aspect and a high level of seclusion. The gardens are laid to lawn with a full-width paved patio area, landscaped with railway sleepers. Additionally, there is a pond and an attractively landscaped gravel patio and large raised decking areas; ideal for al fresco entertaining. There is one storage shed and one shed/workshop with power and light. To each side of the property, there is gated side access. Situation New Road is a highly sought-after private road, just one and a half miles from Great Missenden which, together with Little Kingshill, offers superb schooling; a major draw to the area because Buckinghamshire falls under the popular grammar school system. Great Missenden offers a variety of shops, pubs and restaurants as well as a train service to London Marylebone in approximately 49 minutes (fast train). Access to London by road can be gained via the A413 (just under a mile away) which connects to the A40/M40/M25 networks. Property Ref Number: HAM-58398



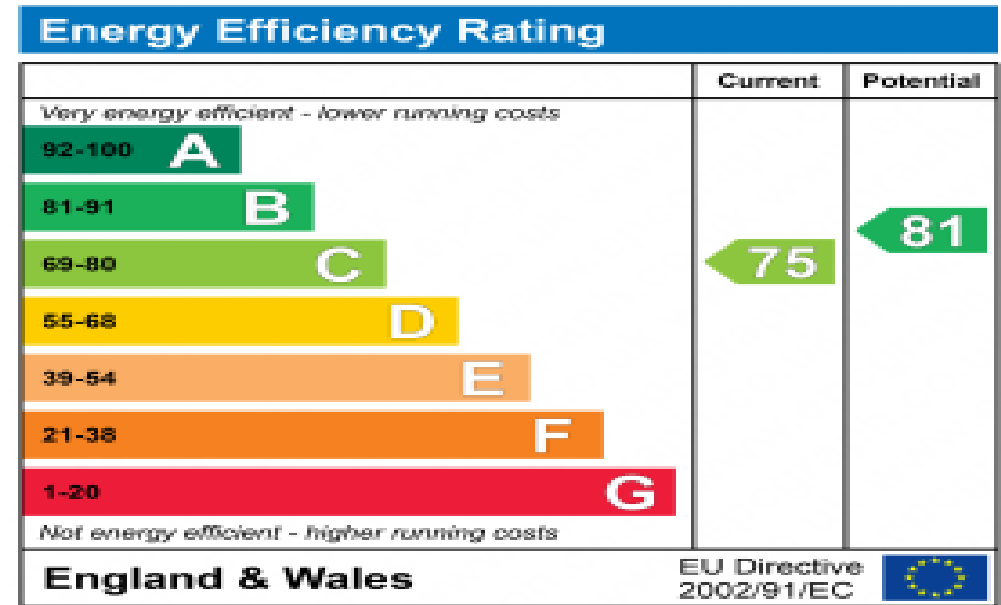










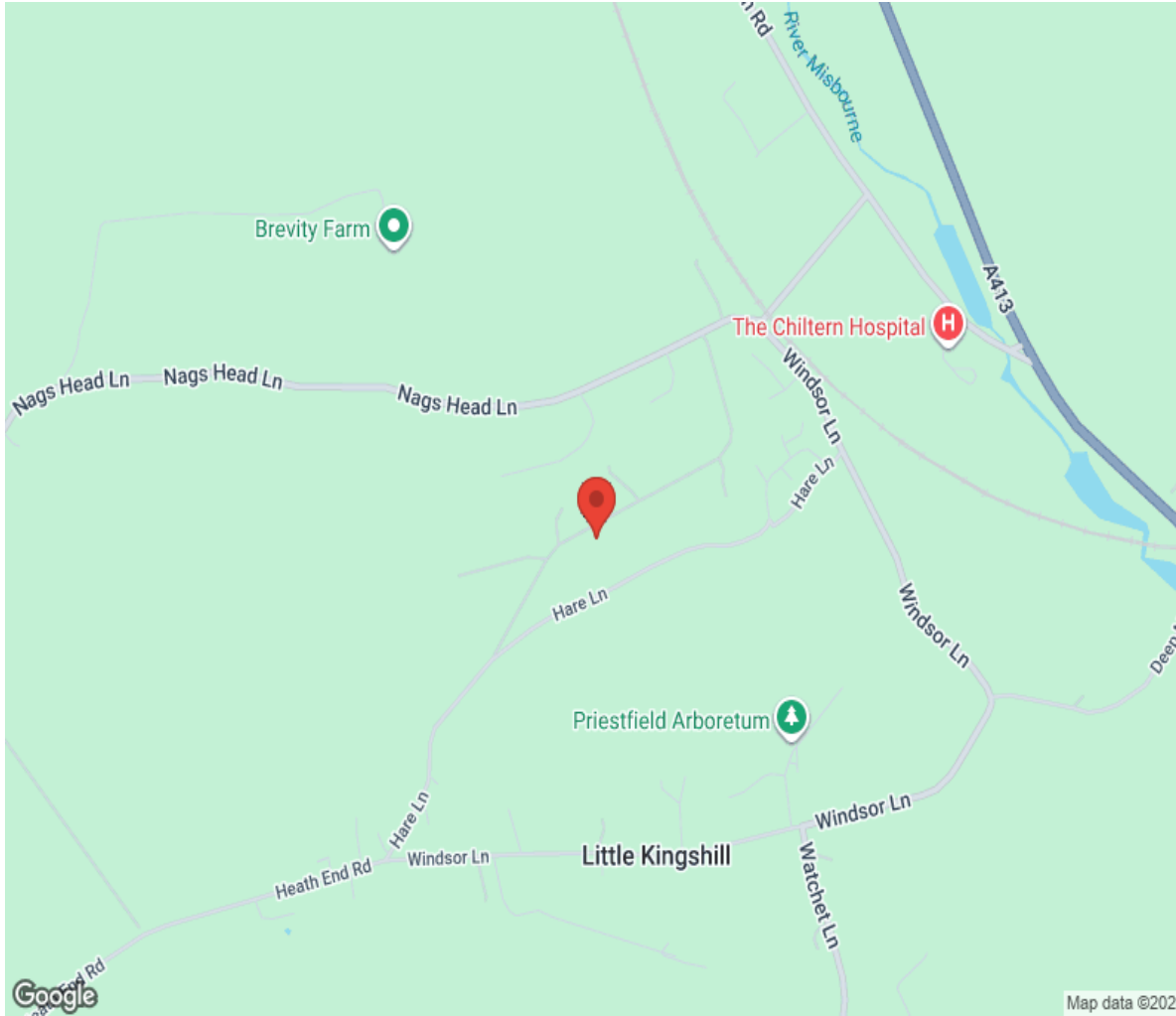


# Floor plan



# Location

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