



2, Arthur's Cottages, Stag Lane, Great Kingshill, Buckinghamshire, HP15 6EW

One of a pair of Victorian semi-detached houses built in 1856 that was converted in the 1980s into one dwelling and then recently reconverted and extended into two luxuriously appointed two bedroom homes each with tandem parking for several vehicles and a garage.

Entrance hall | Living room | Bathroom | Kitchen/dining room | Two bedrooms | Shower room | Garage + driveway parking | Garden

Number 2 Arthur's Cottages is the right hand of the pair of semi-detached properties. Both have been freshly rendered and now have crisp clean lines, number 2 has an adjacent, gravelled driveway and a large garage with an electric, roll-up garage door.

The main entrance into the house is at the side in the centre. Straight ahead of the door is the carpeted staircase leading to the first floor, next, on the right is a bathroom and then the kitchen and to the left the living room. The living room is front aspect with a sealed unit, sash window and chimney breast. It has been fitted with a good quality 80/20 wool blend carpet in a trendy, neutral shade of "greige".

The bathroom is fitted with a clean white suite comprising of bath, with hand-held shower attachment and back to the wall W.C. and vanity unit.

The kitchen/diner is divided into two distinct zones; the food preparation area overlooking the garden and the dining room towards the centre of the house. The kitchen has been fitted with white, Shaker-style units and white quartz worktops with integrated appliances Bosch including a dishwasher, induction hob and double oven and a Zanussi washing machine. The central heating is provided via a Worcester Bosch combi-boiler.

Upstairs, there are two bedrooms, both fitted with matching, good quality carpet. The main bedroom is at the front with the second, at the rear, having an interesting, sloping ceiling with Velux windows that flood the room with light. Between the two bedrooms is a compact, but very useful and usable shower room with a good sized shower cubicle, basin and W.C.

Outside, there is a large garage with ample, tandem parking in front. The rear garden is level with an area of patio for entertaining outside the kitchen window. The remainder of the garden, which also runs behind the garage, has been laid to lawn and is a great blank canvas for new buyers to lay out to their own specification. There is a low picket fence in front of both properties behind which is a wide, gravelled area designated for pedestrian access to number 1 and as a turning area for both properties

Price... £455,000 **Freehold**



LOCATION

Great Kingshill is a pretty village with the benefit of the usual facilities including a village shop, two restaurants, a village hall, schools and cricket on the village green. For more extensive facilities and schooling, nearby villages of Great Missenden and Prestwood provide shopping and social amenities, with a mainline rail link from Great Missenden to Marylebone. The towns of Amersham and High Wycombe are both easily accessible.

DIRECTIONS

From our office in Prestwood follow the Wycombe Road towards Great Kingshill for approximately 2 miles. On entering Great Kingshill village turn left into Stag Lane just before the village sign and "gate". The property can be found on the left almost opposite the junction with Common Road and indicated by a For Sale board

School Catchment (2024/25)

Primary: Great Kingshill CofE Combined School
Boys' Grammar; The Royal Grammar School, John Hampden

Girls' Grammar; Wycombe High School,
Beaconsfield High

Upper School/All ability; Holmer Green Senior School, Sir William Ramsey School

(We recommend you check accuracy and availability at the individual schools)

Additional Information

Council Tax Band Awaited (Wycombe District Council)

EPC Band C

MORTGAGE

Contact your local Wye Country office who can introduce you to their Independent Financial Adviser

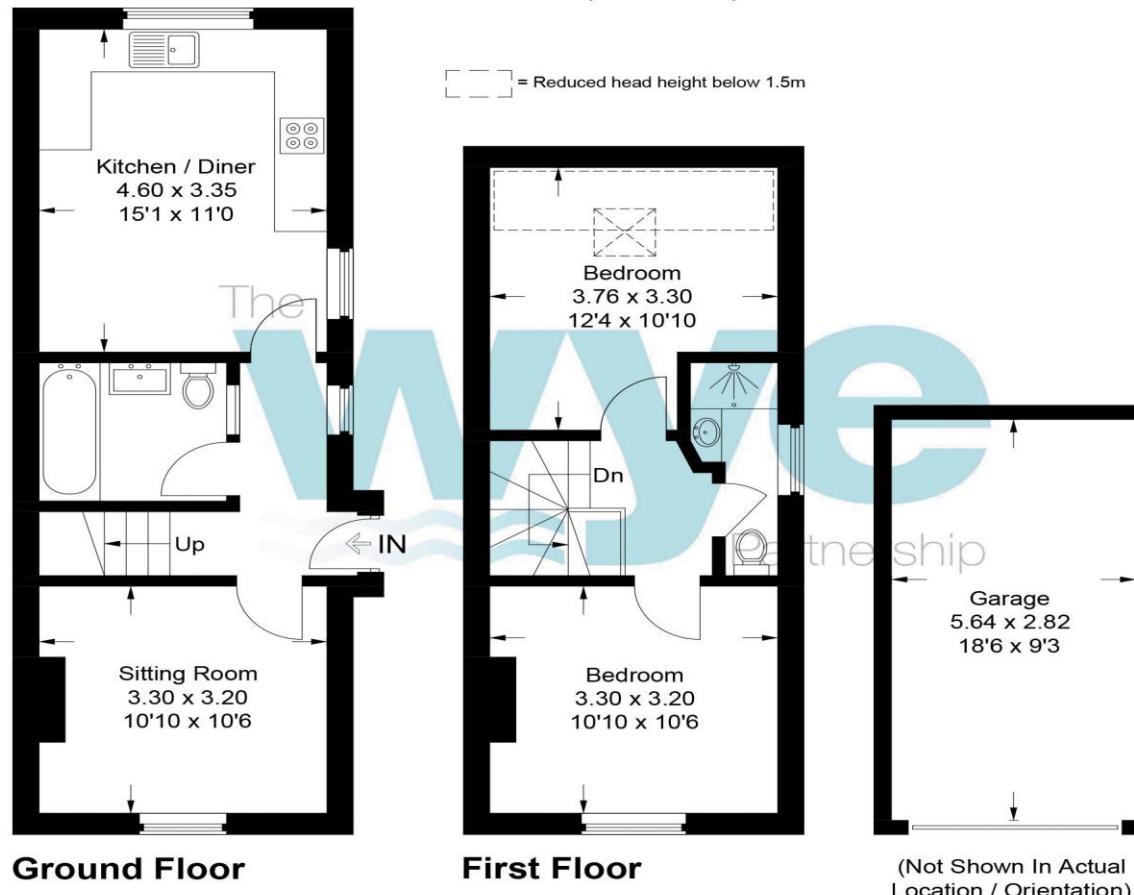
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2 Arthurs Cottages

Approximate Gross Internal Area
Ground Floor = 36.9 sq m / 397 sq ft
First Floor = 30.0 sq m / 323 sq ft
Garage = 15.8 sq m / 170 sq ft
Total = 82.7 sq m / 890 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken 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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The **wye** Partnership