



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

One of a pair of Victorian semi's 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 1 Arthur's Cottages is the left hand of a pair of semi-detached properties. Both have been freshly rendered and now have crisp clean lines. Both properties have a large garage located to the right of number 2, each with a long gravelled driveway with plenty of tandem parking. Both have 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 left is a bathroom and then the kitchen and to the right 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 fresh, 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 Bosch integrated appliances 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 the same, 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, the rear garden is level with an area of patio for entertaining outside the kitchen window. The rest of the garden, 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 gravelled area designated as pedestrian access to number 1 and as a turning area for both properties

Price... £450,000 *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

Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract





1 Arthurs Cottage

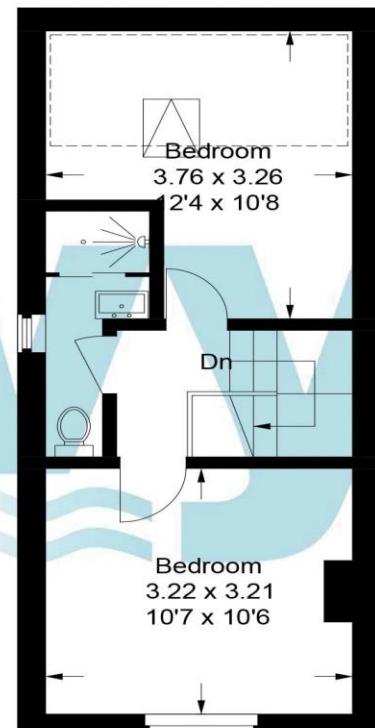
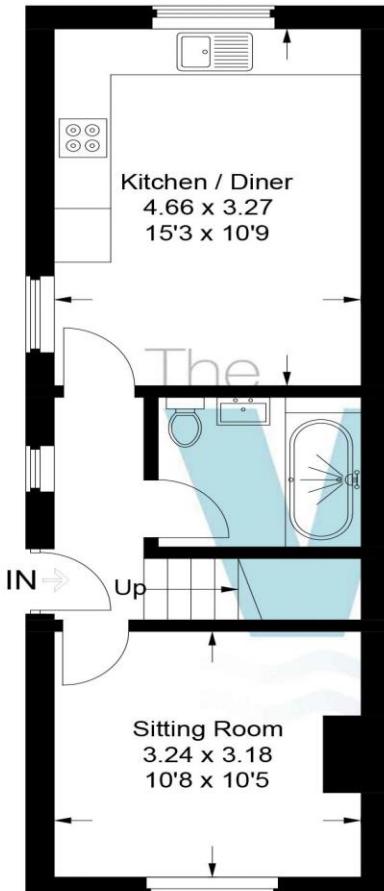
Approximate Gross Internal Area

Ground Floor = 36.0 sq m / 387 sq ft

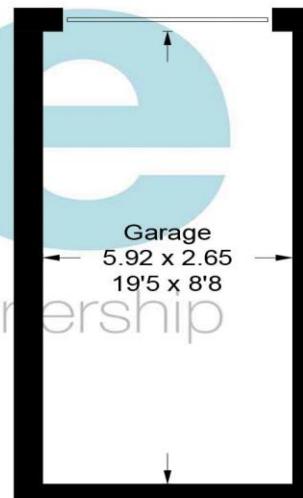
First Floor = 28.9 sq m / 311 sq ft

Garage = 15.6 sq m / 168 sq ft

Total = 80.5 sq m / 866 sq ft



= Reduced headroom below 1.5m / 5'0



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The **wye** Partnership