



2 Fairfields, Great Kingshill, Buckinghamshire, HP15 6EP

A pretty, three bedroom, semi-detached house on a well-regarded road in the popular village of Great Kingshill. The house is clean and tidy but is in very much original condition and would benefit from modernisation throughout. There is scope for extension (STPP) and off-street parking, a generous garage and decent sized, mature back garden. No Onward Chain

Entrance hall | Through lounge-dining room | Conservatory (utility room) | Kitchen | Three bedrooms | Family bathroom | Front and rear gardens | Garage | No Onward Chain

2 Fairfields has been a much-loved family home for many years and is now being offered to the market as a project for another owner to modernise to current standards and expectations. Other, similar houses on the road have been extended over the years and there is ample opportunity, and precedent for extension (STPP).

The house is set back from the road with a shared driveway leading to a generous double length garage. The front garden is currently bounded with a low brick wall but there is scope to create off-street parking in the front garden.

Entry into the property is via a covered porch leading into the hallway where stairs immediately ahead lead to the first floor. Behind the stairs is a traditional under-stairs cupboard. To the left is a through lounge-dining room with the front being currently designated as the sitting room and the rear, the dining room. A door from the dining room leads into a conservatory that is currently used as a utility room and from there a door leads into the garden. The sitting room has a feature fireplace and built in storage units to either side of the chimney breast and the dining room has ample space for a dining table and chairs.

At the end of the hallway there is a galley-style kitchen fitted with a range of medium-oak units and space for a slot in cooker and for a tall, fridge-freezer. A side door leads out to the driveway.

Upstairs, there are three bedrooms; two doubles and a single plus the family bathroom. The bathroom is fitted with a pink suite comprising of panel enclosed bath, basin and W.C. with part-tiled walls.

At the rear of the house there is a large, crazy-paved patio either side of which is either a mature hedge or flower beds. The west-facing garden is mature and well-stocked with a large range of flowers and shrubs with seating areas plus garden out buildings. The sunny garden is private and secluded and a fine feature of the property. There is a long, brick-built garage with up and over garage door which offers plenty of storage potential.

Price... £450,000 Freehold



LOCATION

Great Kingshill is a pretty village with the benefit of the usual facilities including a village shop, pubs, two restaurants, village hall, schools, including local private school for girls 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. On entering Great Kingshill you will see a village "gate". Turn left before the gate into Stag Lane and follow this taking the third turning on the left into Fairfields and the house is the second on the left.

Additional Information

Council tax band: E

EPC rating: E

School Catchments 2024/25

Primary School - Great Kingshill CofE Combined School

Boys' Grammar – The Royal Grammar School, John Hampden Grammar

Girls' Grammar – Wycombe High School, Beaconsfield High

Upper School/All ability – Holmer Green, Sir William Ramsey

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

MORTGAGE

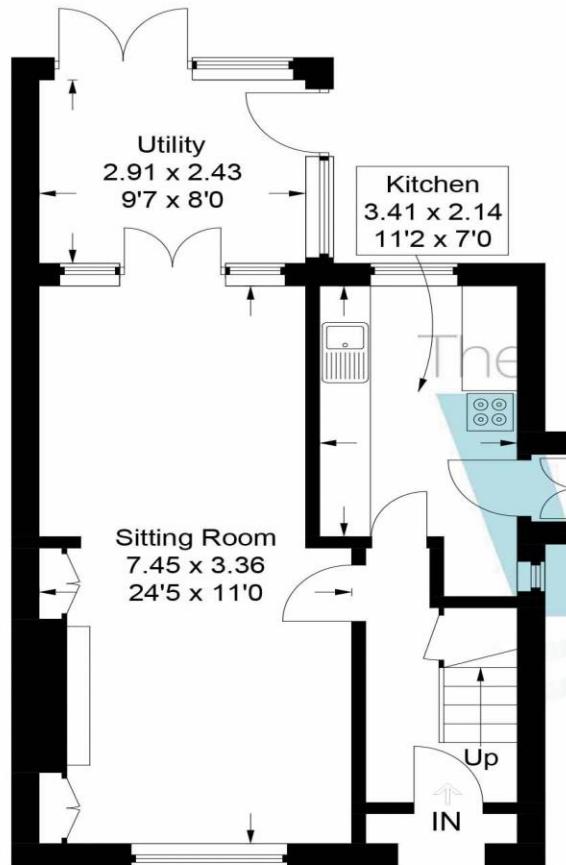
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.

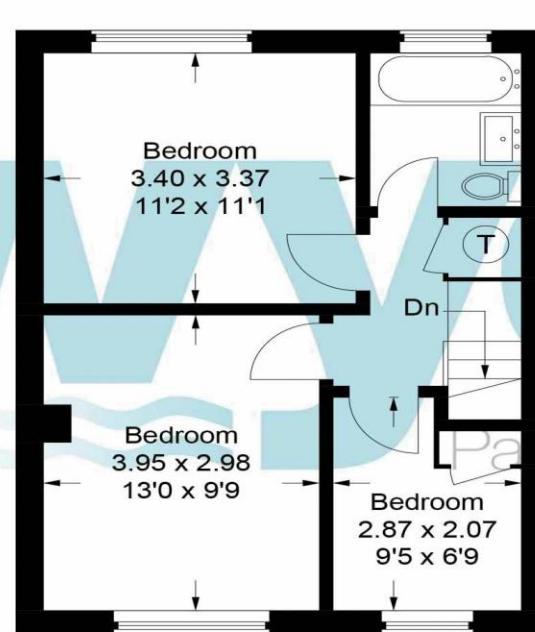


2 Fairfields

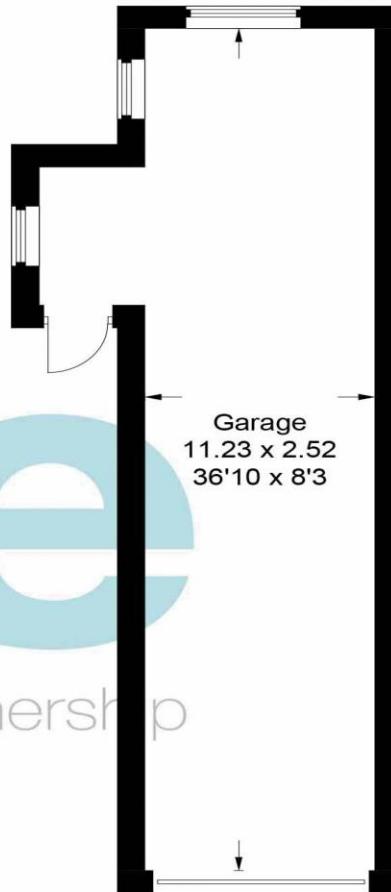
Approximate Gross Internal Area
 Ground Floor = 46.7 sq m / 503 sq ft
 First Floor = 38.7 sq m / 416 sq ft
 Garage = 30.4 sq m / 327 sq ft
 Total = 115.8 sq m / 1,246 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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