



Estate Agents
Hurst

Karibu, Missenden Road, Great Kingshill, Bucks, HP15 6DN

£700,000

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Offered to the market with POTENTIAL TO EXTEND (STPP) and NO ONWARD CHAIN is this bright and spacious three bedroom DETACHED family home sitting on a large plot and presented in good condition throughout. The property is located in a quiet and tucked away position within the highly sought after village of Great Kingshill, within walking distance of local schools, shops and transport facilities. The accommodation comprises: entrance hall, guest cloakroom, living room, dining room, spacious kitchen/breakfast room, utility room (with internal access to garage), three good size bedrooms and family bathroom. The property further benefits: large enclosed rear garden, driveway parking for several cars, gas central heating and UPVC double glazing.

Nestled in the Chiltern Hills, an Area of Outstanding Natural Beauty, Great Kingshill is a charming Buckinghamshire village offering a serene, community-focused lifestyle with excellent amenities. The highly regarded Great Kingshill Church of England Combined School, alongside Pipers Corner Private school, ensures top-tier education, while the village green, SPAR store, local pubs and village hall provide essential amenities and vibrant social hubs. Surrounded by picturesque farmland and woodland with extensive footpaths, the village is ideal for outdoor enthusiasts, yet remains well-connected with Great Missenden's rail link to London (2.23 miles away) and easy access to High Wycombe and Amersham.



- **POTENTIAL TO EXTEND (STPP)**
 - **LARGE PLOT**
 - **NO ONWARD CHAIN**
- **HIGHLY SOUGHT AFTER VILLAGE LOCATION**
 - **THREE GOOD SIZE BEDROOMS**
 - **GUEST CLOAKROOM**
 - **KITCHEN/BREAKFAST ROOM**
- **DRIVEWAY PARKING & GARAGE**
 - **GAS CENTRAL HEATING**
 - **UPVC DOUBLE GLAZING**







Missenden Road

Approximate Gross Internal Area
 Ground Floor = 780 sq ft / 72.5 sq m (Including Garage / Utility)
 First Floor = 537 sq ft / 49.9 sq m
 Total = 1317 sq ft / 122.4 sq m



CH 2.46 = Ceiling Height



Floor Plan produced for Hursts by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.