



Estate Agents
Hurst

High Pines 5 Hare Lane End, Little Kingshill, Buckinghamshire, HP16 0EX
£1,000,000

High Pines 5 Hare Lane End, Little Kingshill, Buckinghamshire, HP16 0EX

High Pines is a unique 1960s detached family home, quietly set on a private road of just five houses in the desirable village of Little Kingshill. Enjoying a peaceful and secluded position with views over open countryside, this split-level home offers versatile and spacious accommodation throughout and benefits from a mature rear garden. While the property would benefit from some updating, it provides everything a family could need.

The house is approached via a gravel driveway leading to a double garage, with the front door opening into a welcoming entrance hall. On this level there is a dining room overlooking open fields to the front, a family bathroom, a generous kitchen/dining room, and a utility with access to the garden. The kitchen/diner provides an ideal space for entertaining, with a built-in dining area, breakfast bar, and views over the rear garden.

From the entrance hall, stairs lead down to a family room or office and a further bedroom, and up to a spacious living room with high ceilings. The living room forms the heart of the home, with large picture windows framing the front and rear aspects. The lower-level rooms would make an ideal annex or teenage space.

The first floor houses three bedrooms, all with built-in wardrobes. The principal and second bedrooms overlook the rear garden, while the third enjoys front and countryside views. The family bathroom includes a W.C., vanity basin, and walk-in shower.

The south facing rear gardens are a stunning feature of the property, offering a large lawned area, mature trees and planting, including a rare Japanese Cryptomeria, with a large patio area beneath the



NO ONWARD CHAIN

HIGHLY SOUGHT AFTER VILLAGE LOCATION

PRIVATE ROAD & GREEN FRONTING POSITION

AMPLE DRIVEWAY PARKING & DOUBLE GARAGE

LARGE DETACHED FAMILY HOME (2,104 SQ.FT)

FOUR DOUBLE BEDROOMS

LARGE DOUBLE ASPECT LIVING ROOM

SPACIOUS KITCHEN/DINER

BEAUTIFUL SOUTH FACING GARDEN

GAS CENTRAL HEATING

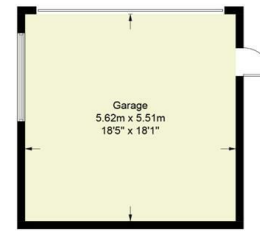






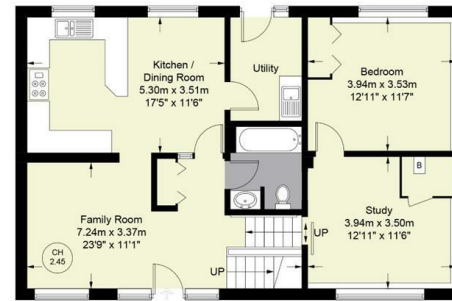
Hare Lane End

Approximate Gross Internal Area = 1770 sq ft / 164.4 sq m
 Garage = 334 sq ft / 31.0 sq m
 Total = 2104 sq ft / 195.4 sq m

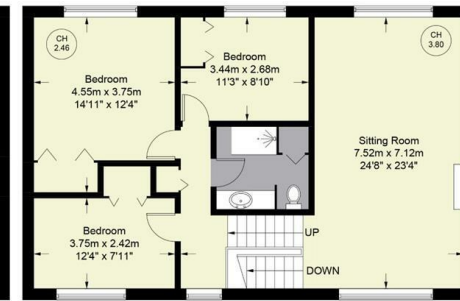


(Not Shown In Actual Location / Orientation)

CH 3.80 = Ceiling Height



GROUND FLOOR



FIRST FLOOR

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.

1 Crendon Street, High Wycombe, Bucks, HP13 6LE

Tel: 01494 521234 Fax: 01494 523392 Email: wyc@hursts.co.uk Web: www.hursts.co.uk