



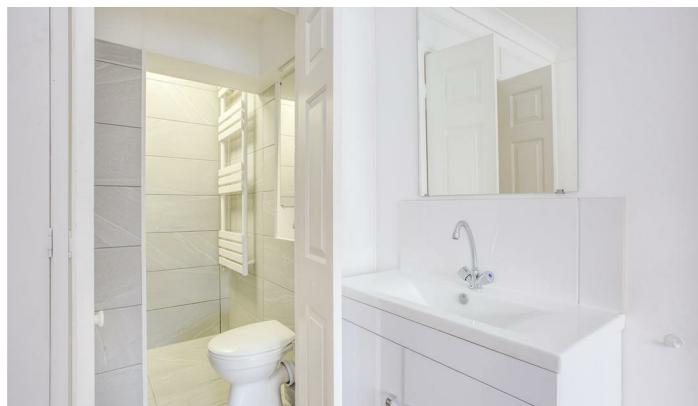
# 1 Fairfields, Great Kingshill, Buckinghamshire, HP15 6EP

A rare opportunity to acquire this extended, four bedroom, semi-detached family home that offers the new owners vast and flexible accommodation to the ground floor and is in good condition throughout. Situated on a very good sized plot and located in the heart of Great Kingshill the property offers superb access to local schools and is also conveniently positioned for transport links including the mainline railway from both High Wycombe & Great Missenden stations. The accommodation includes; entrance porch, hallway, sitting room, dining room, guest cloakroom, modern fitted kitchen, family room, conservatory, study/bedroom four with en-suite shower room, three further bedrooms and family bathroom. The property also benefits from; gas central heating, double glazing, driveway parking for two vehicles with EV charging point and a secluded and level rear garden, which is mainly laid to lawn with a large, covered patio and decking areas. Great Kingshill enjoys a pretty village green with an active cricket club, nearby grocery store, pub and restaurant.

Buckinghamshire is also renowned for its high standard of education which includes local Grammar Schools and independent schools catering for children of all ages. Lime Tree Close is within catchment for a number of highly regarded state and private schools. Great Kingshill primary school is a short distance away, whilst secondary schooling provides two Ofsted rated Outstanding schools - The Royal Grammar School for Boys and Wycombe High School for Girls. Private schooling is also available at Pipers Corner which is only a stone's throw away from the property, or Gateway in Great Missenden, Godstowe and Wycombe Abbey in High Wycombe.

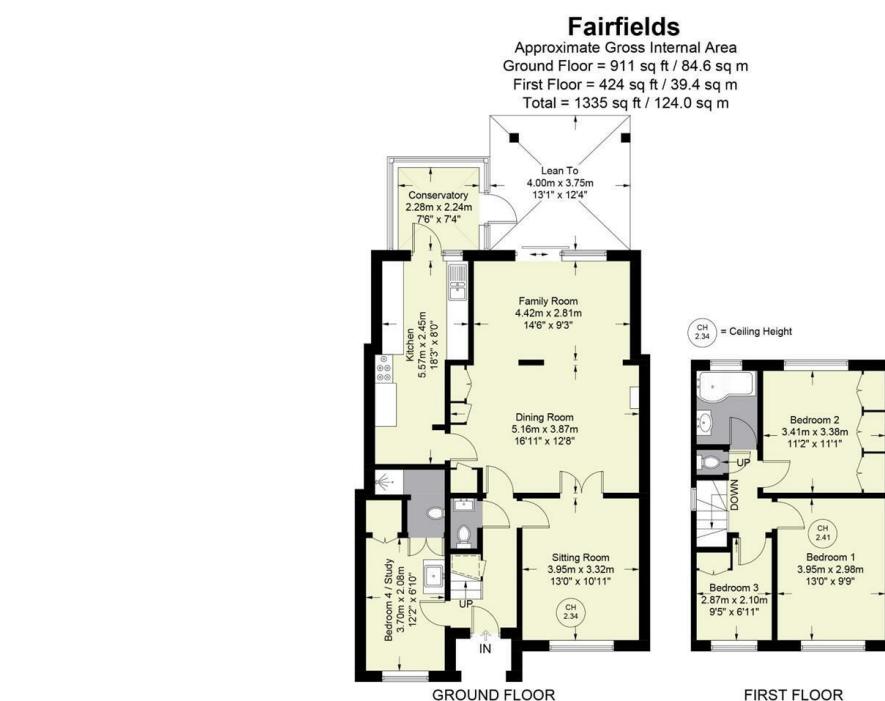
- **FOUR BEDROOM FAMILY HOME**
- **DRIVEWAY PARKING WITH EV CHARGE POINT**
- **VERSATILE AND SPACIOUS LAYOUT**
- **FOUR RECEPTION ROOMS**
- **SECLUDED REAR GARDEN**
- **QUIET CUL-DE-SAC IN THE CENTRE OF THE VILLAGE**
- **CLOSE TO LOCAL SHOPS AND VILLAGE GREEN**
- **GREAT SCHOOLS WITHIN WALKING DISTANCE**
- **INTERNAL VIEWING ADVISED**
- **TWO BATHROOMS & A GUEST CLOAKROOM**







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.



Estate Agents  
**Hurst**