

**JNP**

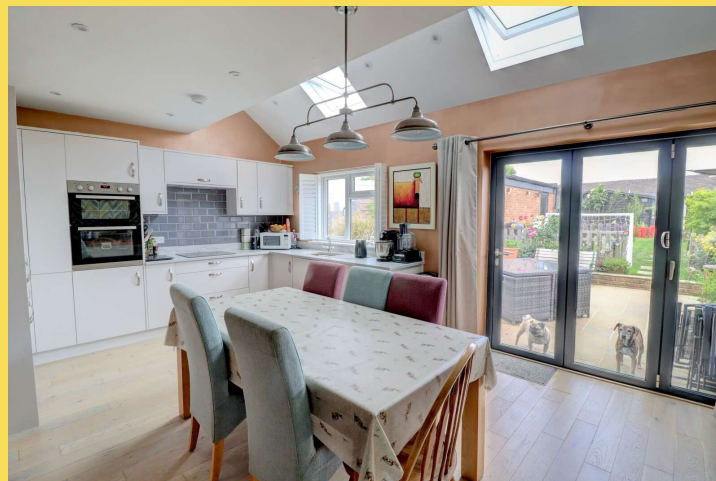


**22 Fairfields, Great Kingshill, HP15 6EP**

**£700,000 *Freehold***

An individual and versatile family home offering excellent accommodation, presented to a high standard throughout with good sized gardens and a truly stunning outbuilding which needs to be viewed to be appreciated.

- Living Room
- Bespoke kitchen/breakfast room
- Re-fitted shower room/utility.
- 4 Bedrooms
- Large family bathroom
- Ample parking
- Garage
- Stunning 335 sq ft garden room
- EPC: C



This versatile home is beautifully presented throughout, and located in a quiet cul-de-sac location in the popular village of Great Kingshill.

The property comprises 4 well-proportioned bedrooms. A very spacious, and bright main bedroom with an abundance of storage, overlooks the back garden. A further 3 other bedrooms offer plenty of options for family accommodation and/or home working.

A modern open plan kitchen/dining room to the rear with bi fold doors leading out to the rear patio garden area. The kitchen provides everything you would expect, featuring ample storage space, induction cooking, views out to the garden and plenty of room for a large dining table.

The adjacent living room contains a working open fireplace. Gas radiator central heating throughout the entire property,

complete with mobile controlled system. New double-glazed windows have been fitted.

A very large upstairs family bathroom with great storage and a shower over bath. A separate downstairs bathroom with space for washer dryer located off the generous entrance hall with understairs storage.

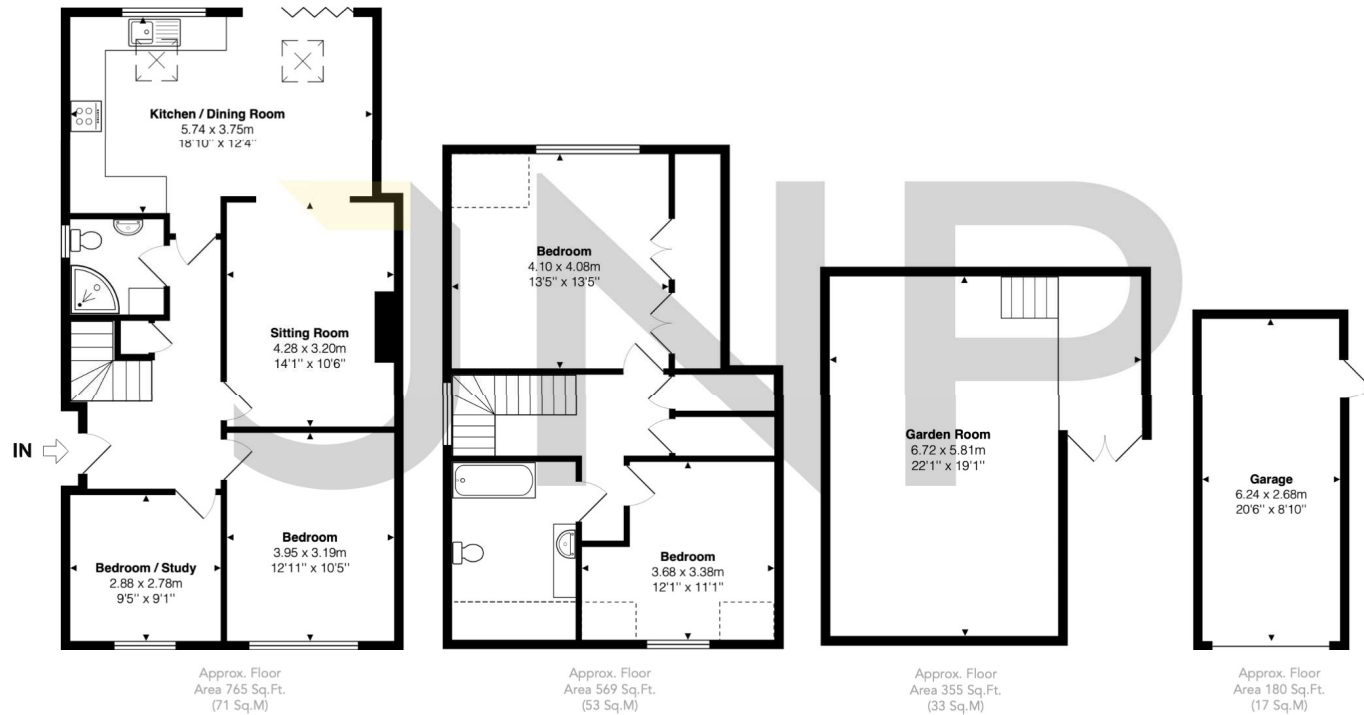
Outside to the front, there is off street parking for two cars. Attractive low maintenance borders, of flowering shrubs, line the area. A newly paved driveway serves the detached garage set back from the property. The rear garden is immaculately kept. It is fully enclosed and consists of a patio area immediately off the back of the house with beautifully landscaped areas beyond with both lawn and garden.

A sizeable garden room with power, and ethernet cable installed could be used to accommodate a home business, hobby, or simply an additional living or teen breakout space. This property must be viewed to appreciate its flexibility.

Great Kingshill is a wonderful village with two highly regarded primary schools in each reach, a nursery, 2 restaurants, a well-stocked village store, village common, and a thriving friendly community. An abundance of green space surrounding, with picturesque country walks on the doorstep. Pubs also within walking distance. An ideal setting for families.

A short drive away from the towns of High Wycombe, Amersham and Beaconsfield, and smaller centres of Hazlemere, Great Missenden offer plenty of amenities and mainline trains to London and Birmingham.





The approximate total area for the elements of the property represented on the floorplan is 174 SqM (1868 Sq.Ft) Incl Outbuildings

Fairfields, Great Kingshill, Buckinghamshire, HP15 6EP

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