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Westway  
Spurlands End Road Great Kingshill Buckinghamshire, HP15 6HX



# Westway

Westway is a beautifully presented six-bedroom detached home offering over 3500 square feet of accommodation (including a garage and home studio). Set on one of the most desirable roads in the village, the property is set back from the road, offering privacy and seclusion, and also has a light and airy feeling throughout.

Ground Floor

Entrance Hallway

Living Room

Dining Room

Snug/Family Room

Bathroom

Utility

Kitchen Dining room

First Floor

Five Bedrooms

En Suite Bathroom

Family Bathroom

Second Floor

Bedroom

Bathroom

Outside

Driveway

Landscaped Gardens

Garage













The entrance hall is spacious and sets the tone for the rest of the home. The open-plan kitchen dining room is the space a modern family is looking for, with a modern kitchen and a good-sized central island, with access to the utility room and garden via bi-fold doors onto the patio. Downstairs, there are three further spacious living rooms and a shower room.

Upstairs, the property boasts five double bedrooms, along with an en suite servicing the principal bedroom, and family bathroom room and the second floor has another double bedroom with an en suite bathroom

#### The Gardens:

The property is set back from the road allowing for the generous area to the front of the property to be laid to lawn with mature shrubs and flower beds. Screened from the road by hedging which allows a large degree of privacy. There is also access to a garage. To the rear, there is a well-landscaped rear garden, an outside cooking area with dining space, along with an outside cabin/home studio, with Cat6 cabling, ideal for a home office.

#### Location:

Great Kingshill is ideally situated for both tranquil village life and countryside as well as for the commuter. The village enjoys a pretty village green with an active cricket club, a nearby store and a restaurant. For a more comprehensive shopping experience, High Wycombe is only a short drive away offering a wealth of high street shops, bars and restaurants.

Buckinghamshire is renowned for its high standard of education which includes local Grammar Schools and independent schools catering for children of all ages.

#### Freehold Notes

Council Tax band F. EPC band C.

#### Agents Note

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of JNP Estate Agents Ltd.

#### AML Disclaimer

Please note it is a legal requirement that we require verified ID from purchasers before instructing a sale. Please also note we shall require proof of funds before we instruct the sale, together with your instructed solicitors.







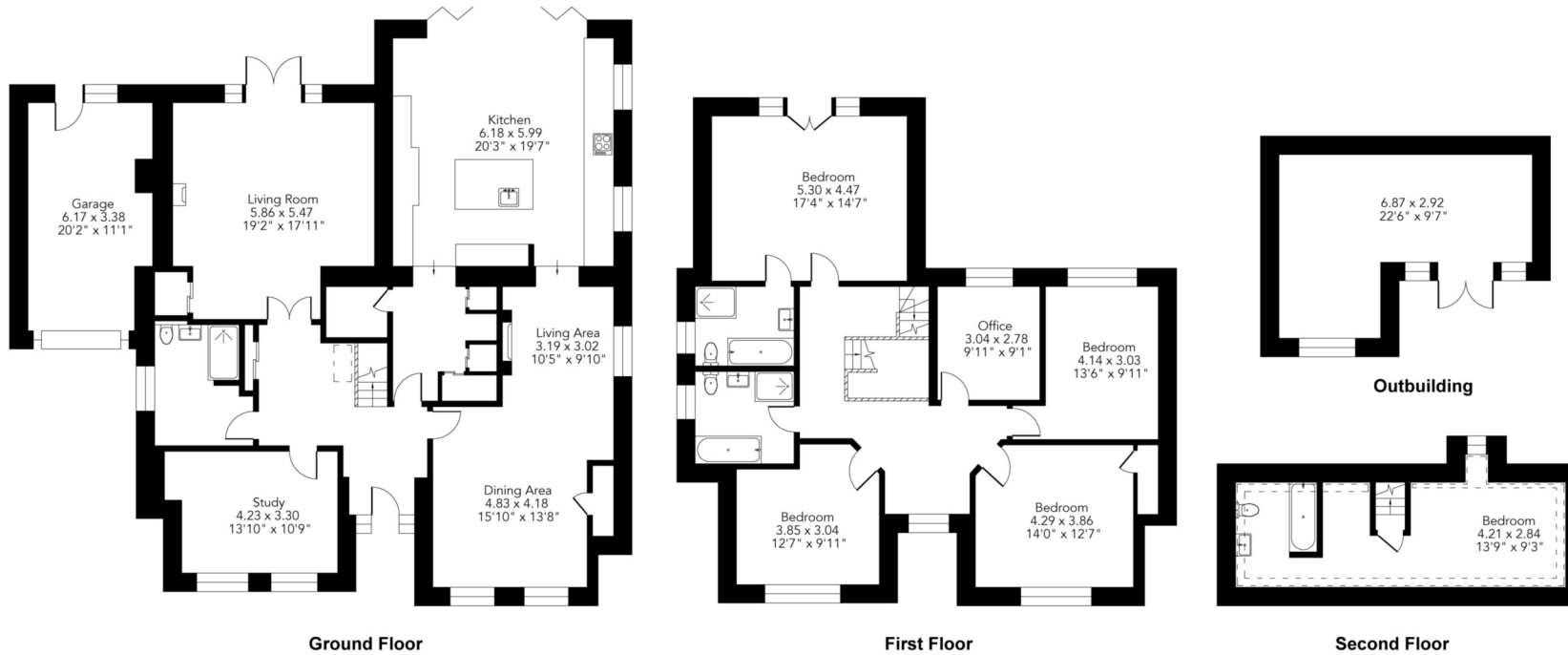


**APPROXIMATE FLOOR AREA**

House - 304.13 sq m - 3274 sq ft  
Outbuilding - 25.73 sq m - 277 sq ft  
Garage - 20.00 sq m - 215 sq ft  
Total - 349.86 sq m - 3766 sq ft  
(Gross Internal Area)

**NOT TO SCALE**

This plan is for illustration purposes only



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.

**PROPERTY SHOOT**





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