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Flintstones  
Heath End Road Great Kingshill Buckinghamshire HP15 6HS

# Flintstones

A beautifully presented four bed detached house located in a quiet village location, backing onto allotments, within a small enclave of only 4 houses.

Ground Floor

Entrance Hallway

Cloakroom

Living Room

Dining Room

Kitchen Breakfast Room

Conservatory

Utility

First Floor

Principal Bedroom

En suite bathroom

Bedroom Two

Bedroom Three

Bedroom Four/Office

Family Bathroom

Outside

Driveway Parking

Double Garage

Rear and Front Garden







Nestled in the picturesque village of Great Kingshill, this immaculate detached residence enjoys a tranquil setting backing onto allotments.

The well-presented property features a double garage, offering ample space for vehicles and storage. With four generously sized bedrooms, including a luxurious principal bedroom with an ensuite bathroom, and a family bathroom on the first floor, this home is perfect for families seeking a good-sized home. The spacious living room enjoys views over the rear garden and the kitchen breakfast room has been fitted with modern units and worktops, with access to the utility room. There is also a good-sized dining room, conservatory and cloakroom on the ground floor. The beautifully landscaped garden provides a serene outdoor space for relaxation and entertainment.

Situated in a quiet location with easy access to local amenities, schools, and transport links, this property offers the best of village living. As mentioned previously, the location is highly sought after and the village common and shop are a short walk away, with plenty of countryside walks all on the doorstep of the home. For a wider range of shops and amenities, nearby towns of Great Missenden and High Wycombe are a short drive away, with both also providing mainline train links into London, Oxford, and Birmingham.

#### Freehold Notes

Council Tax band G. 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 AIG (KH) Ltd T/A JNP.

#### 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.

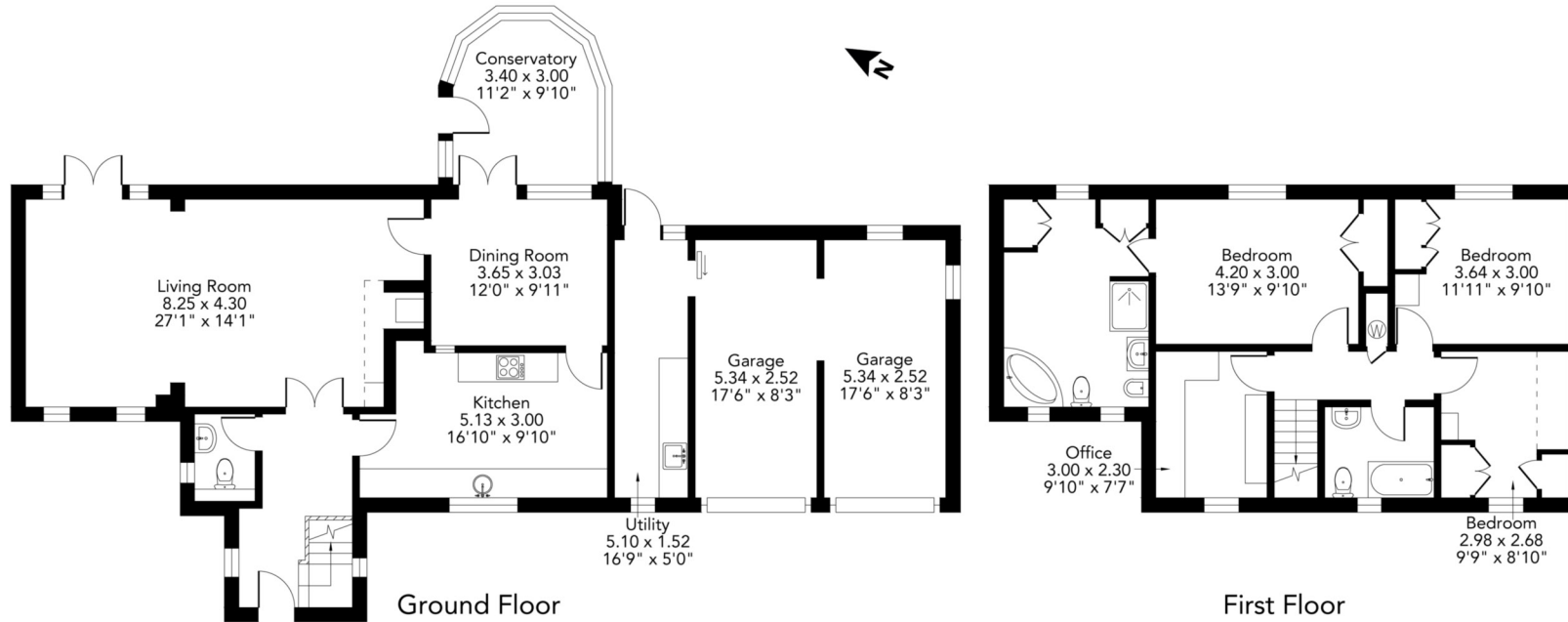




**APPROXIMATE FLOOR AREA**

House - 158.98 sq m - 1711 sq ft  
Garage - 27.71 sq m - 298 sq ft  
Total - 186.69 sq m - 2009 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.

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