



GUIDE PRICE £1,650,000
STONY LANE, LITTLE KINGSHILL, GREAT MISSENDEN HP16 0DS



A SUPERB FIVE BEDROOM DETACHED HOUSE WITH THREE BATHROOMS AND PRIVATE GARDENS

Situated at the far end of a private lane in the sought-after village of Little Kingshill, this impressive five bedroom detached home is on the market for the first time in 38 years. Set on about half an acre of gardens and backing onto woodland and the beautiful Priestfield Arboretum, the property offers space, privacy and a calm, natural setting.

Little Kingshill is known for its traditional village feel and strong community. The highly regarded Little Kingshill Combined School is close by, with excellent grammar and independent schools available in the surrounding towns. The village offers a welcoming pub, the Kingshill Kitchen café, and lovely countryside walks throughout the Chiltern Hills Area of Outstanding Natural Beauty.

A rare opportunity in one of Little Kingshill's most desirable private settings - early viewing is strongly recommended. **Please contact Simon Mitchell on 07715 181757 or info@sm-properties.co.uk**



KEY FEATURES

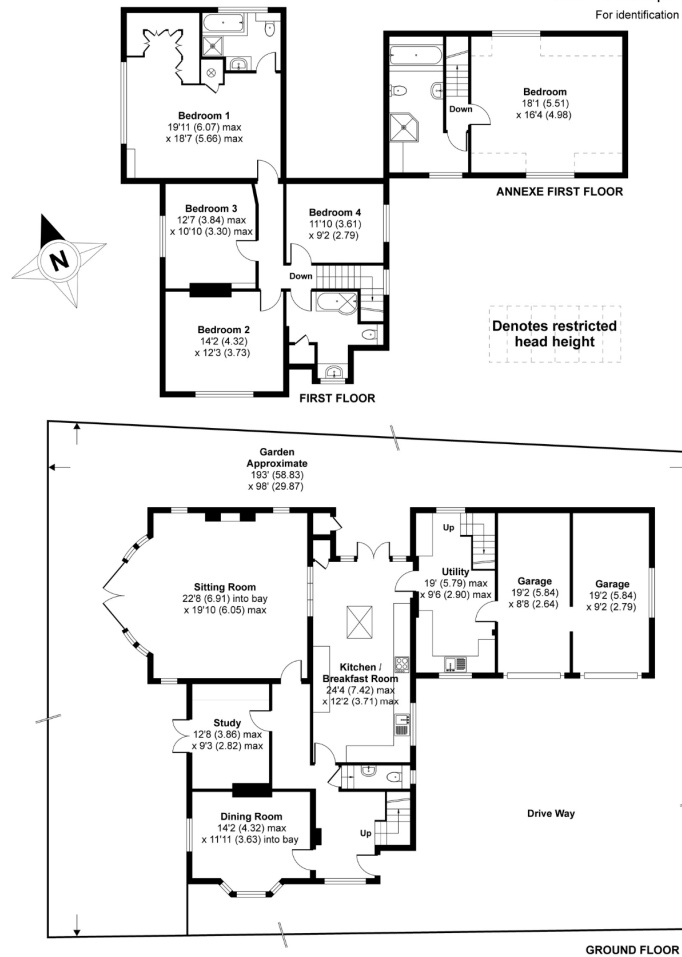
- Five bedrooms
- Three bathrooms
- Bright, spacious and versatile accommodation
- Three reception rooms
- Double garage and ample off-road parking
- Beautiful, extensive gardens



Stony Lane, Little Kingshill, Great Missenden, HP16

Approximate Area = 2741 sq ft / 254.6 sq m (includes garage)
 Limited Use Area(s) = 57 sq ft / 5.2 sq m
 Annexe = 400 sq ft / 37.1 sq m
 Outbuilding = 5 sq sq ft / 0.4 sq m
 Total = 3203 sq ft / 297.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for SM Properties. REF: 715070

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	55	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Salters Residential
 32 Langley Road
 Nascot Wood, Watford
 Herts, WD17 4PN

01923 901 777
 info@saltersresidential.co.uk
 www.saltersresidential.co.uk

DISCLAIMER - Every attempt has been made to ensure accuracy. However, all measurements are approximate and for illustrative purpose only.

In accordance with The Consumer Protection from Unfair Trading Regulations 2008, these particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract.

We have not carried out a structural survey and the services and appliances have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of e.g. carpets or furniture. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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