

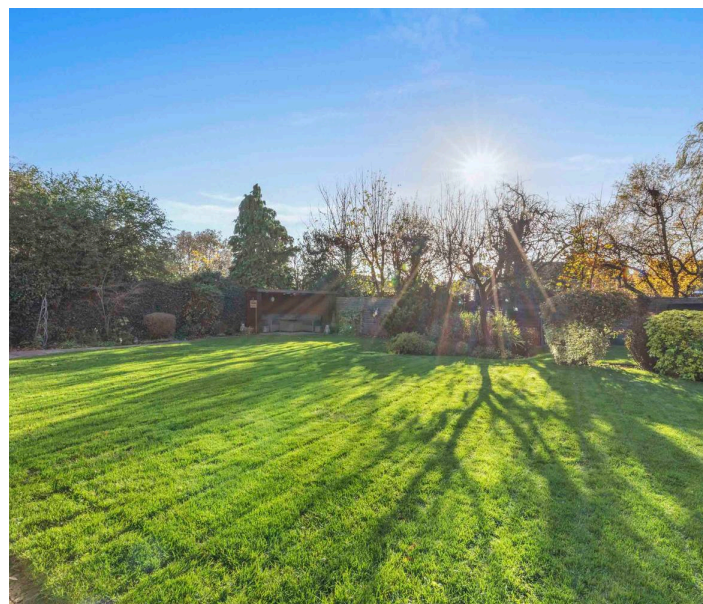


2 Birchwood Chase, Great Kingshill - HP15 6EH
£1,100,000



- A beautifully presented and extended by the current owners, fine old stock brick, four double bedroom, detached family home
- Situated in this popular village location, at the end of a quiet cul de sac, close to the village green, local shops and highly regarded Pipers Corner school

Great Kingshill is a popular Chiltern Village with country walks through fields and woodland and The Chiltern Cycleway. The local village store caters for day-to-day needs along with the picturesque village common where you will find the cricket club and local play park. There are excellent restaurants nearby including Thai Kingshill, Lounge India, The Polecat, The Full Moon with both Great Missenden and Prestwood nearby offering a range of shops and an 18-court tennis club. High Wycombe providing a centre for major retail outlets and supermarkets. For families you are in catchment area for excellent primary and high schools including Wycombe High Girls Grammar, The Royal Grammar, John Hampden Grammar, Pipers Corner for girls (private), Holmer Green, The Misbourne, Great Kingshill Combined. Nearby train stations at High Wycombe (3 miles) and Great Missenden (2.3 miles) offer regular direct mainline routes to Marylebone, approx. 30 mins. The M40 can be joined at junction 4 High Wycombe with easy accessibility to the M4 (Heathrow) and the M25.



Council Tax band: G

Tenure: Freehold

EPC Rating: C

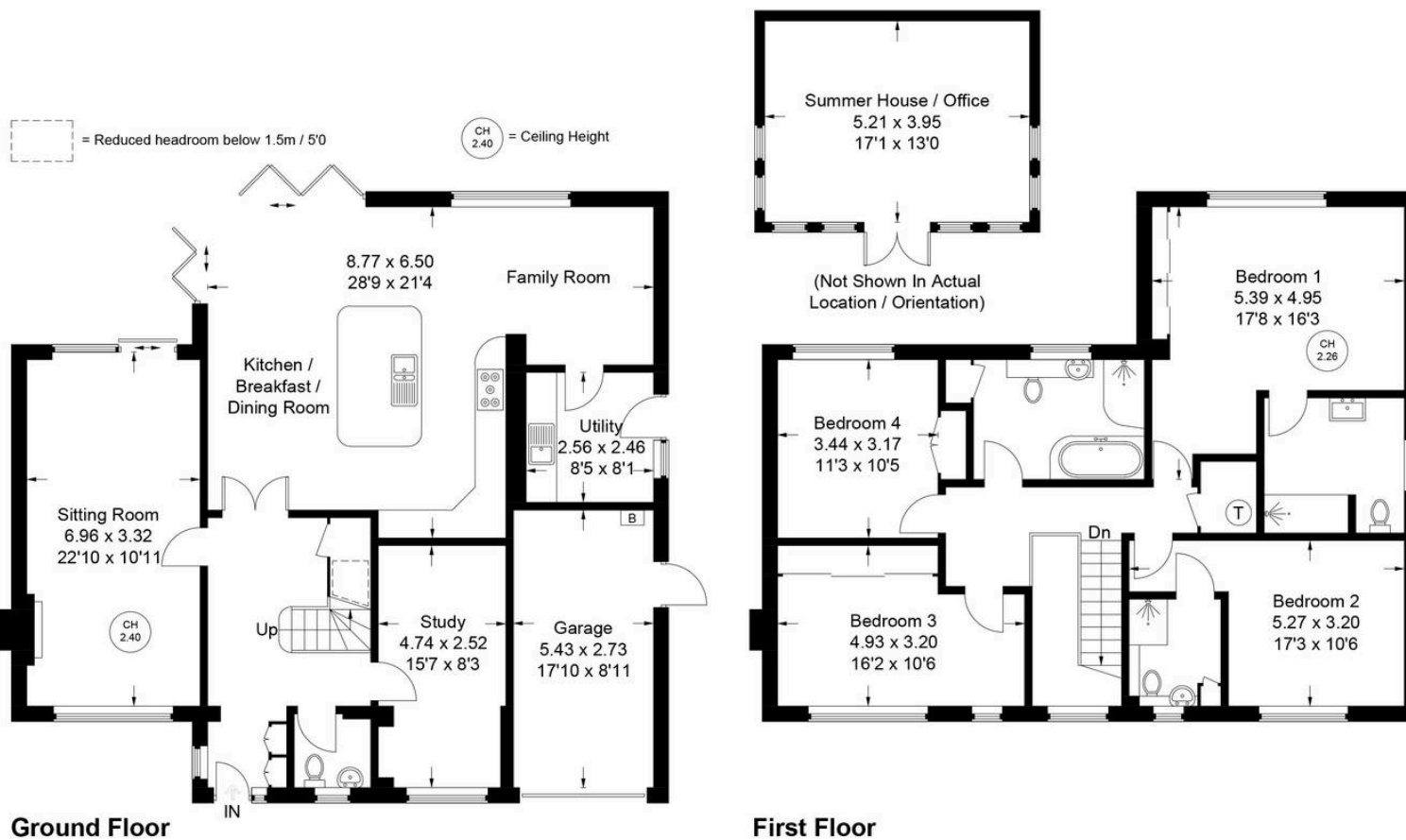


A beautifully presented and extended by the current owners, fine old stock brick, four double-bedroom, detached family home awaits within this desirable property. Nestled in a popular village location at the end of a quiet cul de sac, the proximity to the village green, local shops, and renowned Pipers Corner school make this an ideal setting for families.

Upon entering, a large welcoming entrance hall with a double-height ceiling, coats cupboard, and cloakroom sets a gracious tone. The heart of the home lies in the magnificent 28'9 x 21'4 ft kitchen/family/dining room, a space that caters to both family life and entertainment. With views overlooking the beautiful secluded garden, this room seamlessly flows into a practical utility room. The sitting room features a charming feature fireplace and patio doors leading to the garden, while a study/family room provides additional versatility.

The spacious principal bedroom suite boasts an array of fitted cupboards and a luxurious ensuite bathroom. A second bedroom suite with an ensuite shower room offers privacy, with two further double bedrooms, one with fitted cupboards, sharing a generously-sized family bathroom. Outside, the stunning garden forms a perfect backdrop to this exceptional family abode. Extensive, secluded, and south facing, the garden also includes a detached summerhouse/office, currently utilised as a games room, complete with heating and power. Generous off-road parking leads to the garage, with side gated access to the rear completing this remarkable property.





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Approximate Gross Internal Area
 Ground Floor = 109.0 sq m / 1173 sq ft
 First Floor = 94.2 sq m / 1014 sq ft
 Summer House / Office / Garage = 35.7 sq m / 384 sq ft
 Total = 238.9 sq m / 2571 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.
 Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy 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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By law we must verify every seller and buyer for anti-money laundering purposes.
 Checks are carried out by our partners at Lifetime Legal for a non-refundable £60 (incl. VAT) fee, paid directly to them.
 For more information please visit our website.



Particulars described on our website and in marketing materials are for indicative purposes only; their complete accuracy cannot be guaranteed. Details such as boundary lines, rights of way, or property condition should not be treated as fact. Interested parties are advised to consult their own surveyor, solicitor, or other professional before committing to any expenditure or legal obligations.