



11 Cockpit Close, Great Kingshill - HP15 6ET

Offers Over £600,000

 **TIM RUSS**
& Company



- Offered for sale with no onward chain is this three bedroom semi-detached family home adjoining countryside, set in a popular village location close to local amenities and transport links

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: D / EPC: D

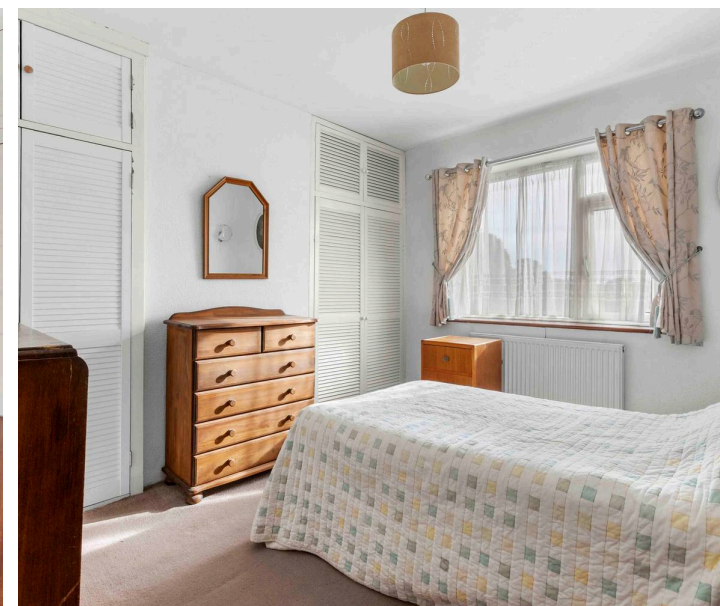
Tenure: Freehold

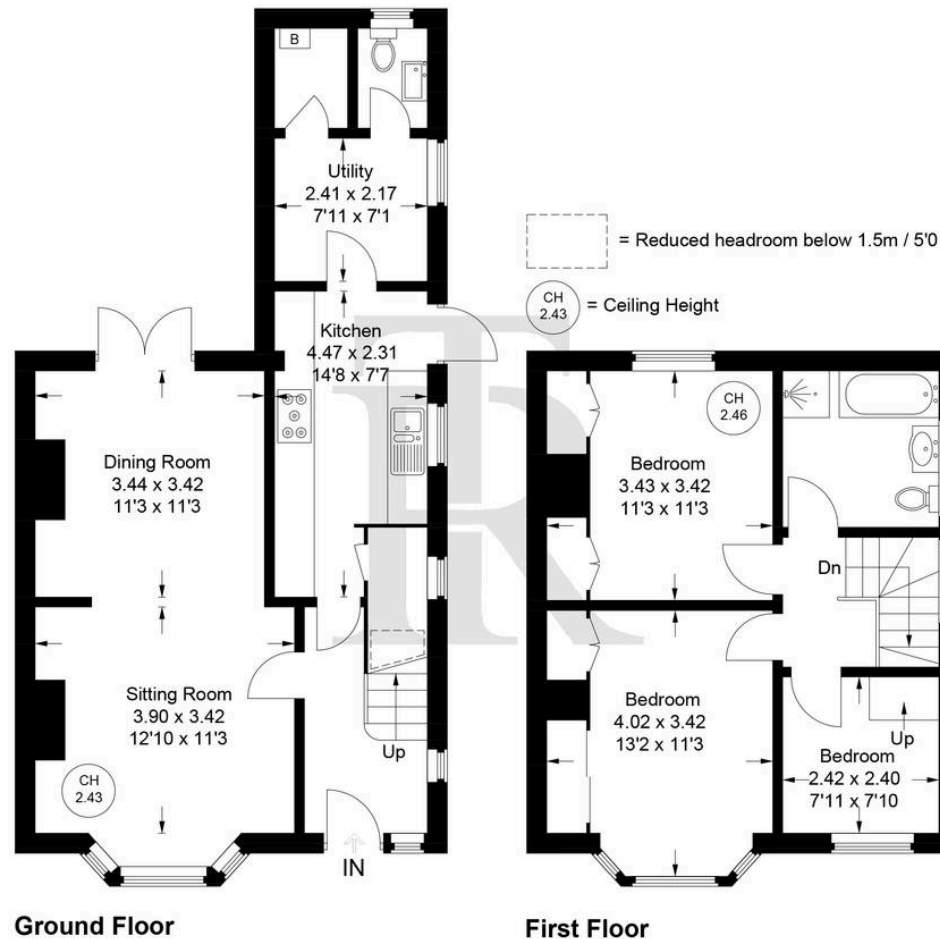


Offered for sale with no onward chain, this three bedroom semi-detached family home enjoys a desirable position adjoining open countryside in a popular village location, close to local amenities and convenient transport links.

The property welcomes you with an inviting entrance hall with door to the galley style modern kitchen which is well-appointed with integrated appliances and pantry cupboard and leads to a useful utility room, which includes a cloakroom and boiler room for added convenience. The bay fronted sitting room, with its attractive gas feature fire, creates a comfortable space for relaxation and flows seamlessly into the dining room, where an open fireplace adds character and patio doors provide access to the garden.

Upstairs, the bay fronted main bedroom benefits from a range of fitted wardrobes, offering excellent storage solutions. A further double bedroom, also with fitted wardrobes, and a single bedroom provide flexible accommodation for family or guests. The family bathroom is thoughtfully designed, featuring a walk-in shower and a separate bathtub, catering to both quick morning routines and leisurely evening soaks. Practicality continues outside, with ample driveway parking to the front and a side gate giving access to the rear of the property. The rear garden is a fantastic backdrop to this lovely family home and has been thoughtfully landscaped to include multiple seating areas, wooden pergola, raised flower beds, level lawn and a useful garden shed.





Tim Russ and Company

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