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Old Kiln Road | Flackwell Heath | High Wycombe | HP10 9NR

Guide Price | £900,000

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## Property Features

- Unique Brand New Home
- Completion Ready for 31st March
- Living Room with Bi-Fold Doors
- Kitchen/Breakfast/Family Room with Neff Appliances
- Home Office/Playroom/Bedroom
- Cloakroom and Utility Room
- 4 Bedrooms all with Wardrobes
- Master with Ensuite Shower Room
- Family Bathroom
- Level Enclosed Gardens and Parking

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## Full Description

A unique opportunity to purchase this stunning brand new 'Grand Designs' style home located in Flackwell Heath and close to the village centre. Built by local developer Mark Stone Homes to a very high standard with all the mod cons you would expect for a brand new home.

### Accommodation

Ground Floor - Entrance Hall, Living Room with bi-fold doors leading on to the rear garden, Kitchen/Breakfast Room/Family Room with integrated Neff Appliances including a 5 ring Induction Hob, Home Office/Family Room, Utility Room and Cloakroom.

First Floor - 4 Bedrooms in total with the master bedroom having an Ensuite Shower Room and all 4 bedrooms having bespoke built in Wardrobes the Master Bedroom and Bedroom 2 have large 'Picture' Windows with views over the Garden, Family Bathroom with bath and shower cubicle.

Outside - to the front there is parking for two cars, to

the rear the Garden is laid to lawn with Fencing for a high degree of Privacy and seclusion with lighting all around the garden.

### Specification

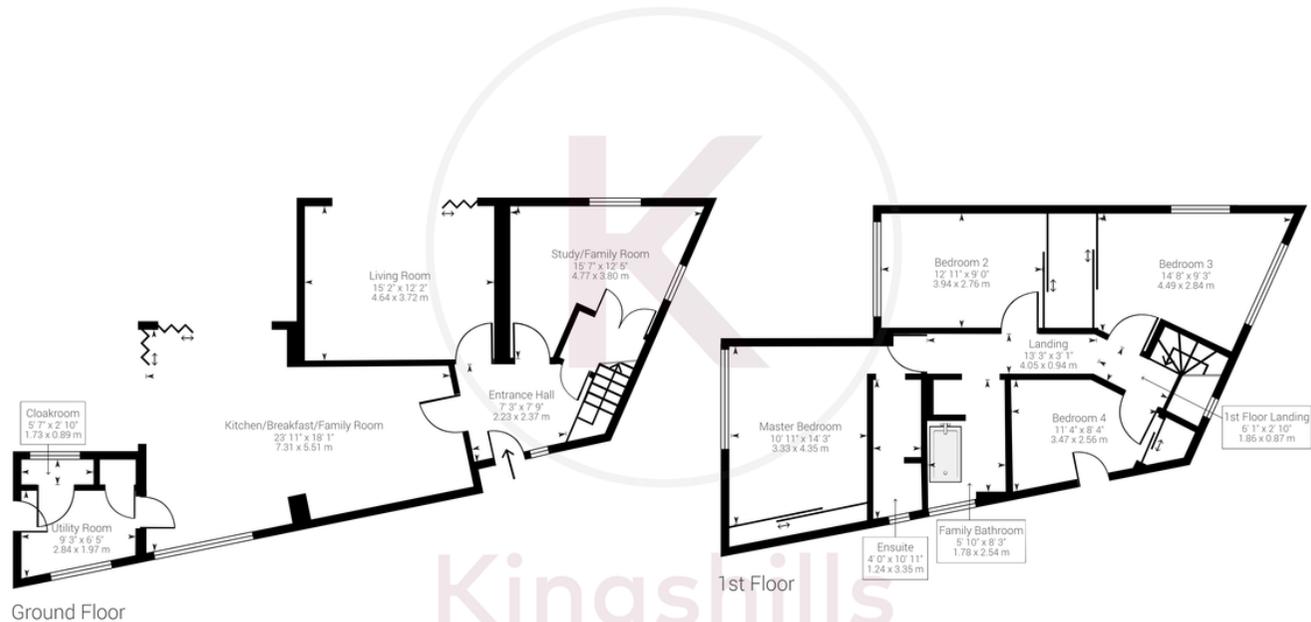
Cat 6 Cabling throughout, Double Glazed Windows, Underfloor Heating to the Ground Floor, Solar Panels, Chrome Door Handles Throughout, Security Cameras ready for Connection, Downlighters in all rooms.

### FLACKWELL HEATH

Situated within easy reach of Junction 3 of the M40, Flackwell Heath is a self-contained village with all its own amenities; including shops, pubs, schools and cafes. Enjoying an elevated position in the Chilterns, Flackwell Heath offers views over to nearby Marlow and neighbours Bourne End, which sits just next to the Thames and has its own rowing club. The village offers excellent primary schooling and is extremely popular with families. Being just 3 miles outside of High Wycombe, residents of Flackwell Heath have access to all the town's amenities and can choose between here and Beaconsfield for their train links to London as the line runs through both and arrives at Marylebone within 24 minutes.







# Kingshills Sales & Lettings

Approximate net internal area: 1601.2 ft<sup>2</sup> / 148.76 m<sup>2</sup>  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements