



Deerhaddnn
Little Kingshill | Buckinghamshire

£1,700,000 subject to contract
Freehold







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Built in 1914 and enjoying a lovely secluded location off a private road, this elegant property combines impressive Edwardian reception rooms with a modern kitchen/breakfast room and a cosy snug.

The wide main staircase leads to 5 bedrooms, plus a sixth bedroom/study, and 3 bathrooms.

Parts of the unspoiled original architecture still shine throughout the property, including the convenient second rear staircase, fitted cupboards on both floors, picture rails and fireplaces.

Upstairs, the main bedrooms benefit from beautiful distant rural views.

Some of the many pleasing features of this property include:

- *Quiet, secluded location*
 - *Private road*
 - *Character home*
- *Close to the Chiltern Countryside*
- *Nearby to several London transport links*
 - *Chain free*

Viewing of this very special house is highly recommended.

All reception rooms, bedrooms and bathrooms have fitted carpets.

Entrance hall - Original porcelain tile floor, double-ledged front doors, radiator.

Downstairs cloakroom WC - Matching white suite comprising low flush WC, pedestal wash hand basin, quarry tile floor, spotlight, radiator.

Reception hall - A beautiful, impressive reception entrance hall, a limestone mantelpiece surround and limestone hearth, under stairs coats cupboard. Double doors to sitting room.



Sitting Room – Dual aspect, with beautiful floor-to-ceiling multi-pane bay window and windows overlooking rear garden, open fireplace with limestone mantelpiece surround and hearth, two radiators, wall lights.

Dining room – Dual aspect, with multi-pane floor-to-ceiling bay window and windows overlooking the rear garden. Ornate mantelpiece surround with inset cast iron fireplace. Two radiators, wall lights.

Internal lobby - Second staircase rising to the first floor, large under stairs storage cupboards.

Snug - Radiator, door leading through to boot room/utility room.

Boot room/utility room - Door to rear courtyard, fitted with a range of matching base units and wall cabinets, inset white sink unit with single drainer and mixer tap, gas-fired central heating boiler.

Kitchen/breakfast room – Triple aspect kitchen breakfast room fitted with a range of solid French oak base units and wall cabinets, Venetian gold Granite worktops, double stainless sink unit with single drainer, mixer tap and waste disposal. Integrated dishwasher, two integrated Bosch electric fan ovens, space for fridge and freezer, Bosch halogen hob with extractor over, spotlights, down lighters, ceramic tile floor, two radiators, double multi-pane French doors to garden terrace.



Bedroom 1 – Dual aspect, with built in wardrobe cupboards, two radiators, door to ensuite shower room.

Ensuite shower room - Half-tiled, wall mounted basin, low flush WC, shower cubicle, heated towel rail, ceiling lights, extractor fan

Bedroom 2 - Range of built-in wardrobe cupboards, radiator, wall lights.

Family bathroom WC - Modern matching white suite comprising panel bath with Victorian style mixer tap and shower attachment, low flush WC, pedestal wash hand basin with mixer tap, chrome vertical heated towel rail, extractor fan.

Bedroom 3 - Dual aspect, enclosed wash hand basin set in a wood effect top, radiator.

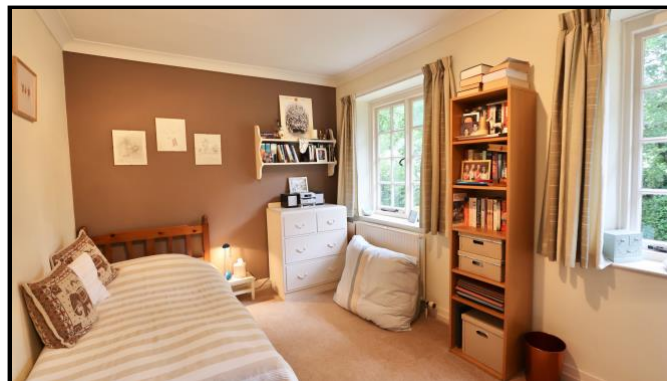
Bedroom 4 - Radiator.

Bedroom 5 – Dual aspect, radiator, wall spotlights.

Bedroom 6/Study – Two built-in wardrobe cupboards, radiator, wall lights.

Family bathroom WC - Matching white suite comprising panel bath, pedestal wash hand basin, low flush WC, heated towel rail, storage cupboards, ornate mirror.







Outside

Front - Own gravel driveway providing ample parking for many cars, a large detached double garage with power and light.

Rear – Beautiful rear gardens wrap around the property, with York stone terraces and steps to the level lawn, well stocked flower and shrub beds and borders. Hedging and trees provide considerable privacy.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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