

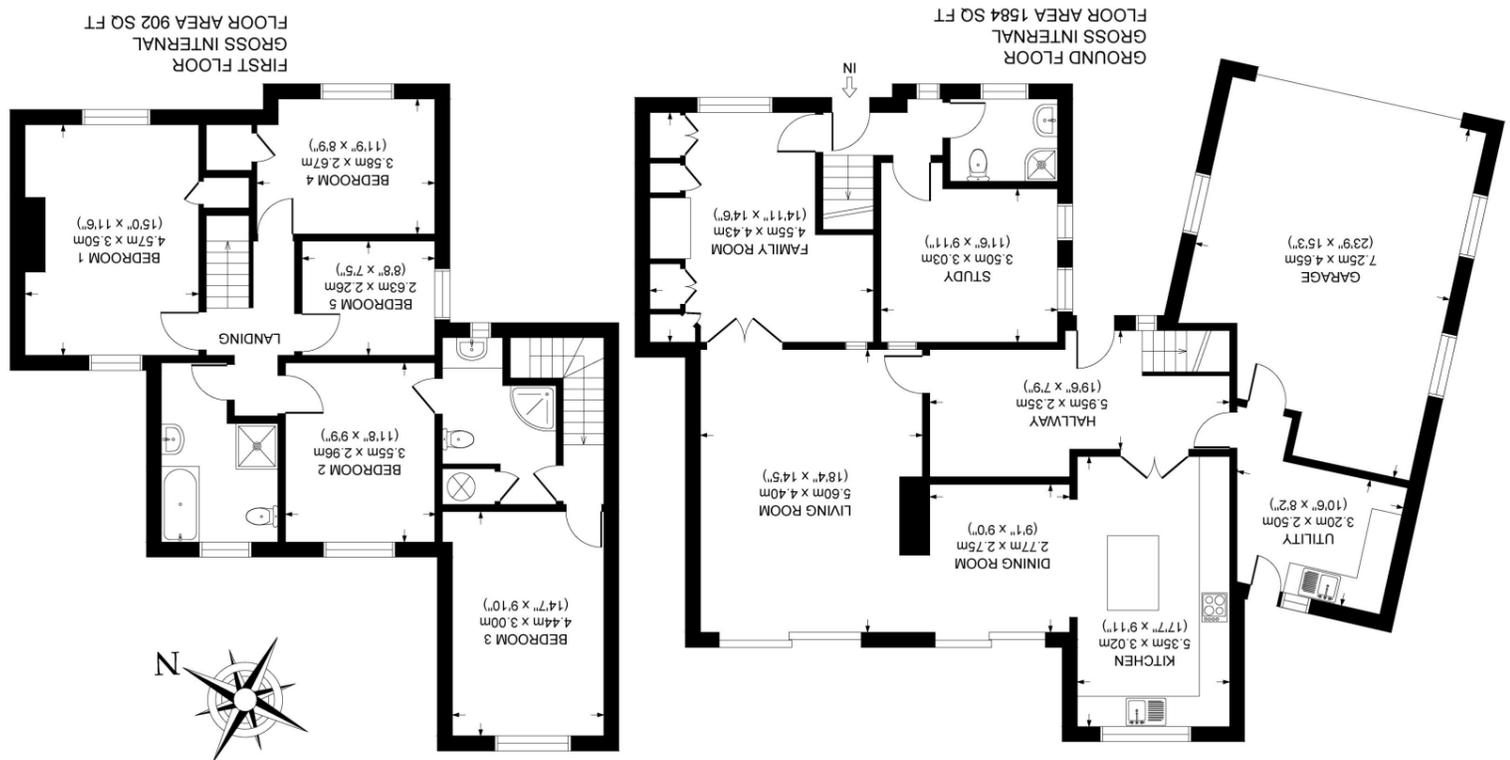
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All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

**JOHN NASH & CO.**

APPROX. GROSS INTERNAL FLOOR AREA 2486 SQ FT / 231 SQ M INCL. GARAGE  
52 KINGS LANE, SOUTH HEATH, HP16 0QY



Energy Efficiency Rating	
Current	Potential
39	63
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (82+) Very energy efficient - lower running costs B (61-81) C (49-60) D (35-48) E (29-54) F (21-38) G (1-20) Not energy efficient - higher running costs	



52 Kings Lane | South Heath | Great Missenden | Buckinghamshire | HP16 0QY

£900,000

**JOHN NASH & CO.**

FIVE BEDROOM END OF TERRACE HOUSE | VILLAGE AND COUNTRYSIDE LOCATION | GOOD SIZED ENCLOSED REAR GARDEN | NO ONWARD CHAIN | SUBSTANTIAL LIVING SPACE



Heathfield Cottage is an impressive and generously proportioned five bedroom end of terrace residence, offering versatile living accommodation, a double garage and a delightful enclosed garden backing directly onto woodland.

### The Property

Upon entering the property, you are welcomed by an exceptionally spacious entrance hallway, creating an immediate sense of light and space. To the right, the front reception room features striking floor-to-ceiling windows overlooking the front garden, allowing natural light to pour in. This room flows seamlessly around into the dining area, providing an ideal layout for both everyday family living and entertaining.



### Dining Room

From the dining area, double glazed doors lead into a charming sitting room complete with a feature open fireplace and bespoke storage built around the chimney breast. A window to the front aspect enhances the bright and inviting feel of the space. A further door leads back towards the front entrance, where a smaller inner hall gives access to a convenient ground floor shower room fitted with a shower, wash hand basin and WC

### Kitchen

Continuing along the main hallway, the well-appointed kitchen overlooks the rear garden through a large window. Fitted with sleek black granite work surfaces, the kitchen offers an abundance of wall and base units with cupboards and drawers beneath. Integrated appliances include a fridge, freezer, dishwasher, oven, microwave and electric hob, while a stainless steel sink completes this practical and stylish space.

Leading off the kitchen is a predominantly tiled utility room, fitted with an additional sink, plumbing for a washing machine and tumble dryer, also houses the property's two boilers.



### To The First Floor

To the first floor, the home continues to impress with five well-proportioned bedrooms. The principal bedroom benefits from its own en suite shower room with WC and wash hand basin set within a vanity cupboard, as well as an airing cupboard and hot water tank. Bedroom two overlooks the garden, while bedroom three is a generous double also enjoying rear views. Bedroom four is a further double room with fitted wardrobe, and an additional double bedroom also overlooks the garden, providing flexible accommodation for family, guests or home working.

A fully tiled family bathroom serves the remaining bedrooms and is fitted with both a bath and separate shower, along with a wash hand basin and WC.

### To The Outside

Externally, the property enjoys a good-sized enclosed rear garden filled with a variety of established bushes and shrubs, creating a private and tranquil setting. Gates at the rear provide direct access into the adjoining woodland, perfect for walks and outdoor enjoyment.

To the front, a driveway offers off-road parking for a couple of vehicles and leads to a double garage, providing excellent storage or further parking options.

### Location

The much sought-after village of South Heath is in a conservation area, set in the Green Belt and is an Area of Outstanding Natural Beauty. The communities of Great Missenden, Wendover, Amersham and Chesham are easily accessible providing further shopping, schooling for all age groups and a rail service into London.

**Council Tax Band F - £3420.67**

