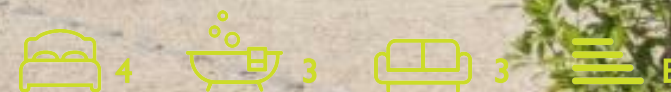


FREEHOLD



MIINEHOMA SPURLANDS END ROAD, GREAT KINGSHILL,
BUCKINGHAMSHIRE HP15 6HY

**Rye
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HOMES

MIINEHOMA SPURLANDS END ROAD, GREAT KINGSHILL, BUCKINGHAMSHIRE, HP15 6HY

House



FEATURES

- Four Bedroom
- Four Double Bedrooms, Two En-Suites, Family Bathroom
- Spacious Open-Plan Kitchen/Diner/Lounge
- EV Charging Point
- Semi-Detached Newly Built House
- High-Spec Modern Kitchen & Bathrooms
- Underfloor Heating Throughout
- Spacious Driveway & Private Rear Garden

£895,000

RyeView Homes are pleased to present to the sales market this stunning four-bedroom semi-detached house, located in Great Kingshill.

'Miinehoma' is an immaculate new build property, built to an exacting standard and situated in a popular, quiet village location. This impressive family home has been expertly designed to provide a spacious and modern living environment, featuring energy-efficient additions such as underfloor heating, an air source heat pump, and an EV charging point.

Accessed from the front, a particularly large and welcoming entrance hall leads to all the ground floor rooms. The accommodation includes a handy guest cloakroom and a great-sized sitting room with a front aspect.

The heart of the home is the huge open-plan kitchen/diner/lounge, measuring 27'5 x 24'5. This is a perfect space for sociable family living and entertaining. The high-specification kitchen is equipped with quartz worktops and a range of integrated appliances, including a Neff induction hob,

extractor fan, oven, wine cooler, dishwasher, and American fridge/freezer.

A utility room, accessed from the kitchen, houses the boiler and pressurised water cylinder and has space for a washing machine. The breakfast bar seamlessly links to the expansive dining and living area, from which bi-fold doors provide a wonderful link to the rear patio and garden.

An impressive staircase and central landing lead to the first floor, where you will find four bright and spacious double bedrooms. The family bathroom comprises a four-piece suite with a bath and separate shower. For added convenience, two of the bedrooms also benefit from their own high-specification shower rooms.

Externally, the property boasts a private, enclosed, south-westerly facing garden, with a large patio area perfect for entertaining and an area of lawn. To the front is a large gravelled driveway providing ample parking for numerous vehicles, complete with an EV charging point.

Viewing

Strictly by appointment only.

NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective applicant must satisfy himself by inspection or otherwise as to the correctness of the particulars contained.



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Miinehoma

Approximate Gross Internal Area
 Ground Floor = 112.7 sq m / 1213 sq ft
 First Floor = 80.5 sq m / 866 sq ft
 (Excluding Void)
 Total = 193.2 sq m / 2,079 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken 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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Council Tax Band

G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	83	88
	EU Directive 2002/91/EC	

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

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