

# Hamptons

INTERNATIONAL



**Ballinger, Great Missenden, HP16**

4  3  2 

GUIDE PRICE

**£1,100,000**

**(£1,100,000)**

## Property details

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### Key features

- Impressive open-plan kitchen/dining area
- Study
- Utility room
- Main bedroom with en suite shower
- Two further bedrooms with en suite
- Fourth bedroom
- Underfloor heating in kitchen and dining area
- Attractively landscaped gardens
- Extensively renovated separate studio
- Outdoor kitchen/barbecue area

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## Description

A very deceptive and comprehensively refurbished, detached bungalow offering approximately 2,400 square feet of living space. The accommodation features an impressive open-plan kitchen/dining/family room which is very much the "hub of the house". There are four bedrooms (three en suite) all complemented by attractively landscaped gardens. Upon entering the property you will be pleasantly surprised by the generous range of accommodation and the high standard of presentation. The entrance hall leads into an impressive open plan kitchen/dining/family room with underfloor heating and a dual-sided, wood-burning stove. The kitchen/breakfast areas fitted with a Bosch induction hob, two Bosch ovens, an integrated fridge/freezer and a dishwasher. This bright room enjoys an attractive outlook over the rear garden and beyond with bi-fold doors opening onto a full width paved terrace. There is also a useful study, a cloakroom and a utility room. The main bedroom and two of the guest bedrooms benefit from en suite shower or bathrooms. There is an additional guest bedroom. Outside A gate opens onto a tarmac driveway with lights and providing off-road parking for several vehicles and leading to the detached studio which was converted from the former garage. It has underfloor heating, double-glazed windows and French doors to the side. The good sized gardens offer a high degree of privacy and countryside views. They are largely laid to lawn with a raised terrace (comprising an "outside kitchen" and barbecue area) running along the rear of the house. Further down the lawn, there is an area of decking suitable for garden furniture and relaxing. Additionally, there are exterior light, power points and a tap. Situation Located in a highly sought-after hilltop village, the property is located opposite open fields. The area enjoys numerous footpaths and bridleways through countryside and woodland and it is renowned for its outstanding natural beauty. As a small village, Ballinger offers a strong sense of community and, in addition to the village hall, there is a church and cricket pitch. Great Missenden, approximately 2.4 miles distant, provides specialised shopping, very good pubs and restaurants as well as a main line station to London Marylebone (approximately 40 minutes fast train). Buckinghamshire is highly regarded for its private and state education (including grammar schools), details of which may be obtained from the local authority.











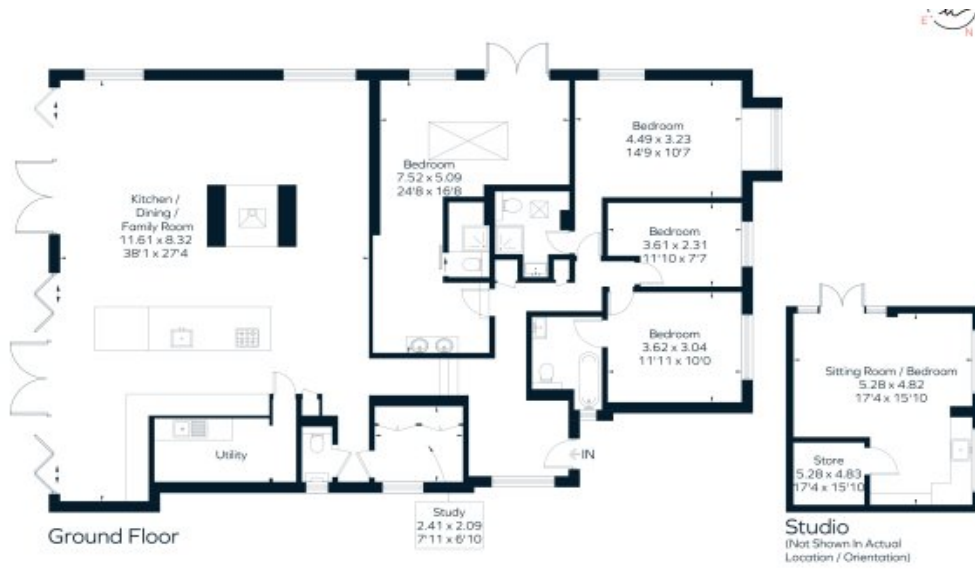






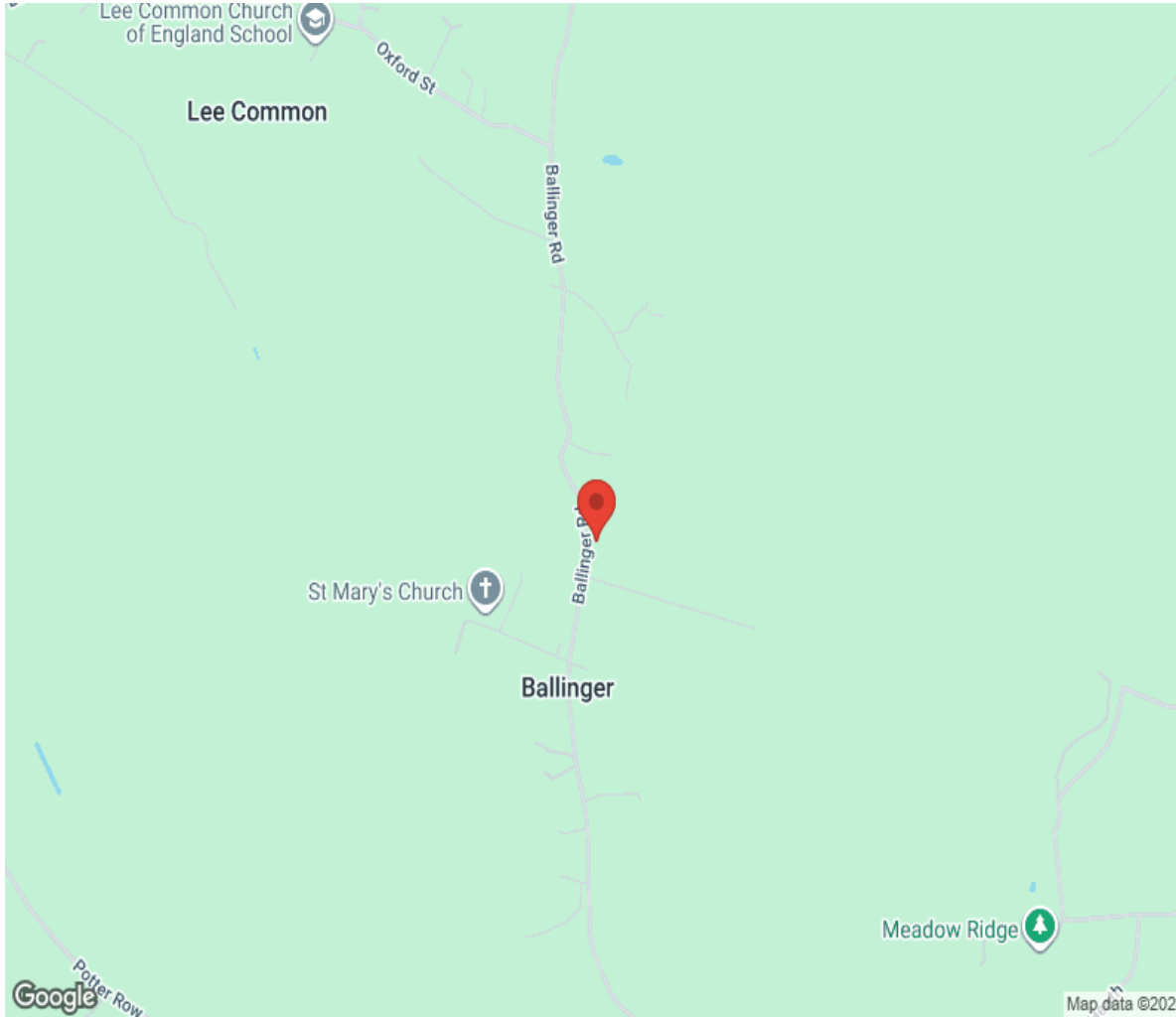


# Floor plan



# Location

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