

Hamptons

INTERNATIONAL



Bernards Close, Great Missenden, HP16

5  3  3 

GUIDE PRICE

£1,600,000

(£1,595,000)

Property details



Key features

- **Private and highly sought-after road**
- **Within a quarter of a mile from the**
- **Five double bedrooms**
- **Glorious wrap-around mature garden**
- **Total plot of 0.57 of an acre offering**
- **Countryside views**
- **Deceptively spacious and versatile**
- **Potential to extend (STPP)**

Bernards Close, Great Missenden, HP16

GUIDE PRICE

£1,600,000

(£1,595,000)

5 🏠 3 🚗 3 📺

Description

A much-loved detached residence offering versatile accommodation and potential (STPP) set in beautiful mature gardens in excess of half an acre, with magnificent countryside views - all within a quarter of a mile from village amenities and train station. Tucked away within this delightful private road, a deceptively spacious and versatile property measuring in excess of 4,000 sq ft. The entrance porch opens to a generous reception hall providing access to the study (with underfloor storage area). The kitchen/breakfast room with a utility area also has doors to the rear garden and dining room. The John Lewis kitchen is fitted with granite work tops, a central island and space for a range-style cooker and an American-style fridge-freezer. The dining room offers a generous and light space overlooking the gardens. Double doors open to the splendid L-shaped sitting room, also with two sets of double doors; one set to the front, southerly-facing terrace and the other to the side gardens. Stairs rise to a half-landing, providing access to the fifth bedroom which is split level and currently works well as a study and library. There is also access to loft space in this room. Rising to the first floor, the main bedroom suite has a dressing room, an en suite bathroom, access to a boarded loft with a fold-down ladder, and it benefits from delightful Chiltern countryside views. The second bedroom also has an en suite bathroom, whilst the third, fourth and fifth bedrooms are served by the family bathroom on the upper landing where there is also an attic space with eaves storage. The third bedroom also has access to a boarded loft with a fold-down ladder. Outside Set in a discreet location within a quarter of a mile of the station and village amenities, the house sits comfortably within its 0.57 acre plot. A gate opens to a wide shingle drive and the forecourt which provides ample parking space and leads to two detached garages with electric doors. One of the garages has a separate workshop area. Surrounded by mature hedging and trees, the gardens and grounds are truly delightful. Large areas of lawn, fruit trees, a vegetable garden and ornamental flower beds are interspersed with meandering paths and a garden store is discreetly located beyond the garages. Situation Great Missenden is a pretty and historic village in the heart of the Chilterns. It caters for everyday needs with a supermarket and a wide variety of independent shops, a Post Office, hairdressers' salons, cafes and restaurants. It is also home to The Roald Dahl Museum and a thriving 20-court tennis club (including two for padel tennis). Whilst the property is close to the village amenities, tranquillity is nearby with an extensive network of public footpaths through open fields and woodland. Transport links are very good with the station offering a direct rail service to London Marylebone in approximately 50 minutes. Access to London by road can be gained via the A413 which connects to the A40, M40 and M25. Heathrow Airport is just 28 miles distant. Buckinghamshire is renowned for its state and private education. The property is close to highly regarded educational establishments (such as The Gateway preparatory school and the Great Missenden C of E School) and it is also within the catchment area for grammar schools. Details may be obtained from the local authority. Property Ref Number: HAM-0067 Additional Information Barnes Platt Residents Association (Private Road Maintenance) £150 per annum.



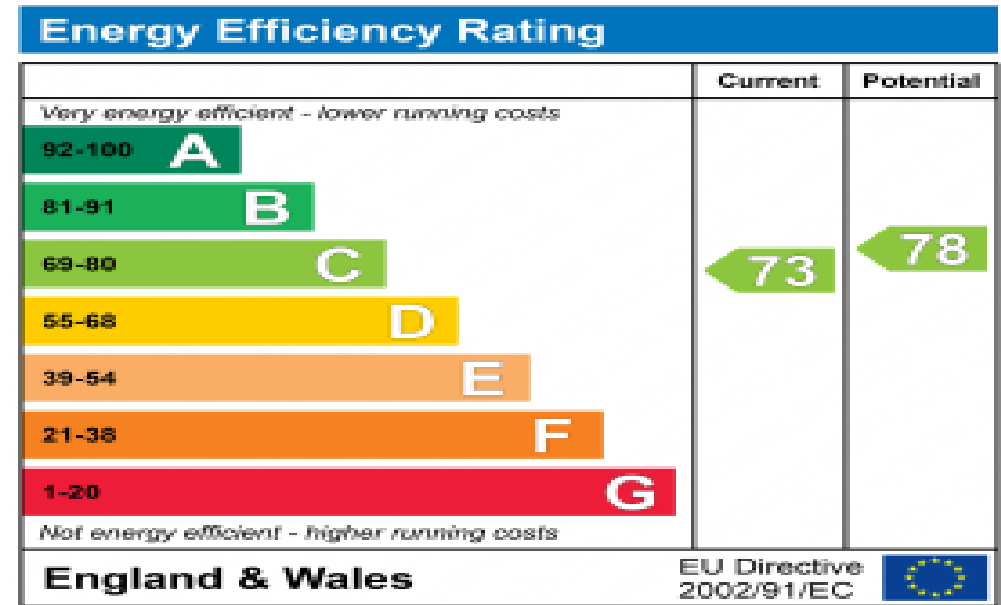




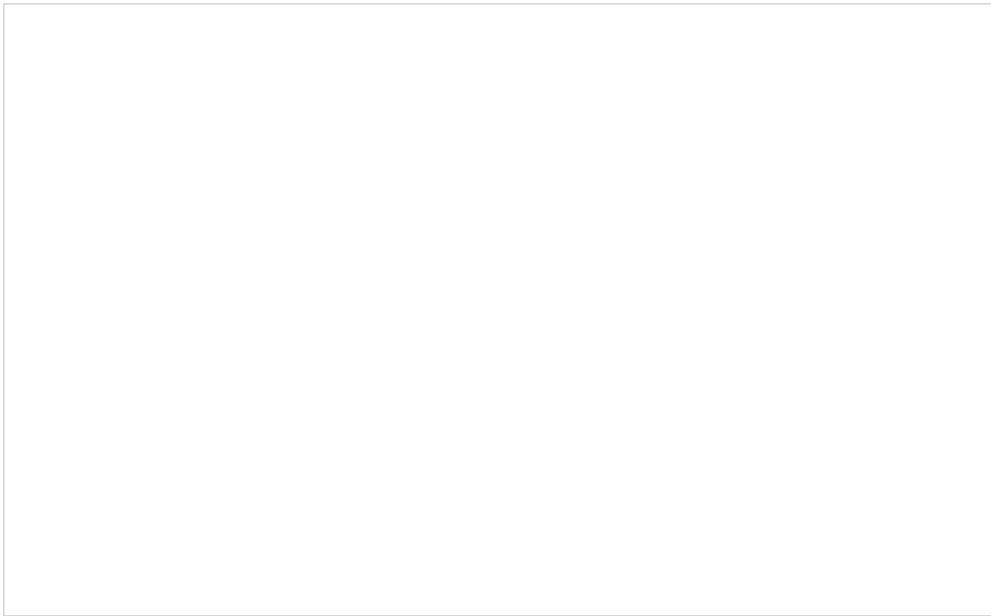




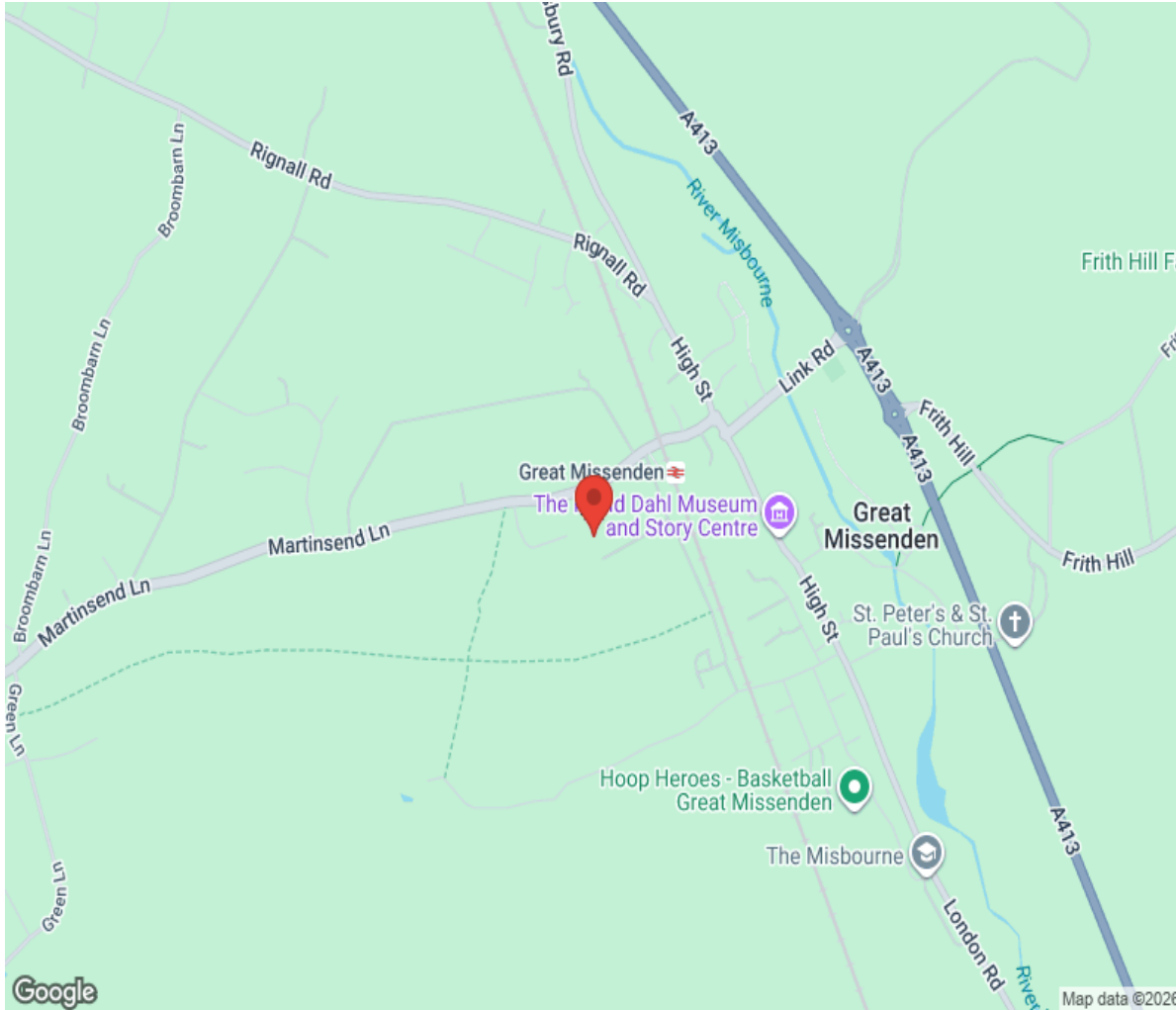




Floor plan



Location



Hamptons

INTERNATIONAL

+44 (0)20 8618 4551

international@hamptons.co.uk

www.hamptons-international.com