

Hamptons

INTERNATIONAL

Chiltern Road, Ballinger, HP16

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GUIDE PRICE

£1,700,000

(£1,695,000)

Property details



Key features

- Beautifully presented & extended A
- 5 bedrooms & 3 bathrooms
- Versatile accommodation
- Countryside views
- High degree of privacy within the w
- Plot of 0.57 of an acre
- Double garage
- Ideally located to make the most of
- The property is currently within the

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Description

A beautifully presented & extended five-bedroom Arts & Crafts family home offering 3,752 sq ft of accommodation. The property retains original characterful features & elegant proportions, a double garage and splendid mature landscaped gardens totalling 0.57 of an acre. An impressive residence built in the late 1930's which has been beautifully extended and improved by the current owners creating elegant proportions. The original character has been retained wherever possible with a lovely sitting room featuring a brick fireplace and dual aspect that includes a deep bay window. The large entrance hall has a herring-bone solid wood floor and also provides access to a separate dining room, a home office/study to the rear, cloakroom and garden. The 25 x 18 sq ft open plan kitchen breakfast room enjoys views of the rear garden and French doors to the terrace. The kitchen itself provides a wide range of Shaker style units, fitted with 2 Bosch built-in ovens, a 4-ring induction hob and a 2-ring gas hob, microwave, warming drawer and dishwasher, wine fridge, granite worktops and central island with breakfast bar. There is space for an American style fridge freezer. There is a door opening to the dining room and pocket doors opening into a further snug/playroom, which having been extensively re-modelled, is quite an exceptional 'hub of the home' for modern day living and entertaining. Adjacent to the kitchen is a good-sized boot room with extensive bespoke built-in storage, and access into the garage and utility room. Rising to the first floor, there are five double bedrooms and a number of storage cupboards on the landing. The dual aspect principal suite creates an air of luxury, enhanced by the deep bay window, adjacent walk-in dressing room and ensuite bathroom beyond. In addition, the 26 x 16 sq ft bedroom to the far end is currently utilised as a games room/cinema room/gym and benefits from ample eves storage cupboards and an ensuite shower room. The remaining three bedrooms share the family bathroom which is finished with smart tiling, fitted shower unit and a central roll top bath. Outside Enjoying an imposing position, the property is well set back behind a sweeping carriage driveway with ample parking space and access to the double garage. The drive is bordered by an area of lawn and mature shrubs. The established and extensively landscaped gardens are a great feature of the property. The Pink Indian Sandstone terrace running the full width of the rear of the house is a wonderful entertaining space and makes the most of the surrounding view. There is outside lighting built into the terrace which illuminates the terrace, steps to the house and the rear of the house. The steps lead down to substantial lawns which are boarded by mature trees and hedges to the boundaries of the rear garden which provide a high degree of privacy. The total plot measures 0.57 of an acre with a gate giving access to the beautiful woodland beyond. Situation Located at the end of this popular road, in the highly sought-after hilltop village of Ballinger, 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 2.6 miles distant, provides specialised shopping, very good pubs and restaurants as well as a main line station to London Marylebone (approximately 45 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. Property Ref Number: HAM-62429











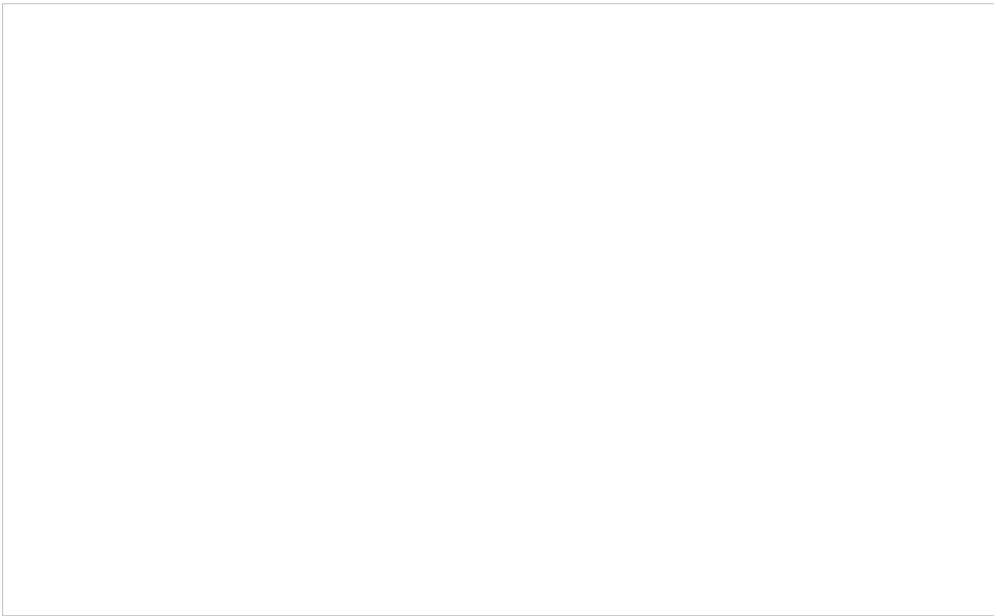












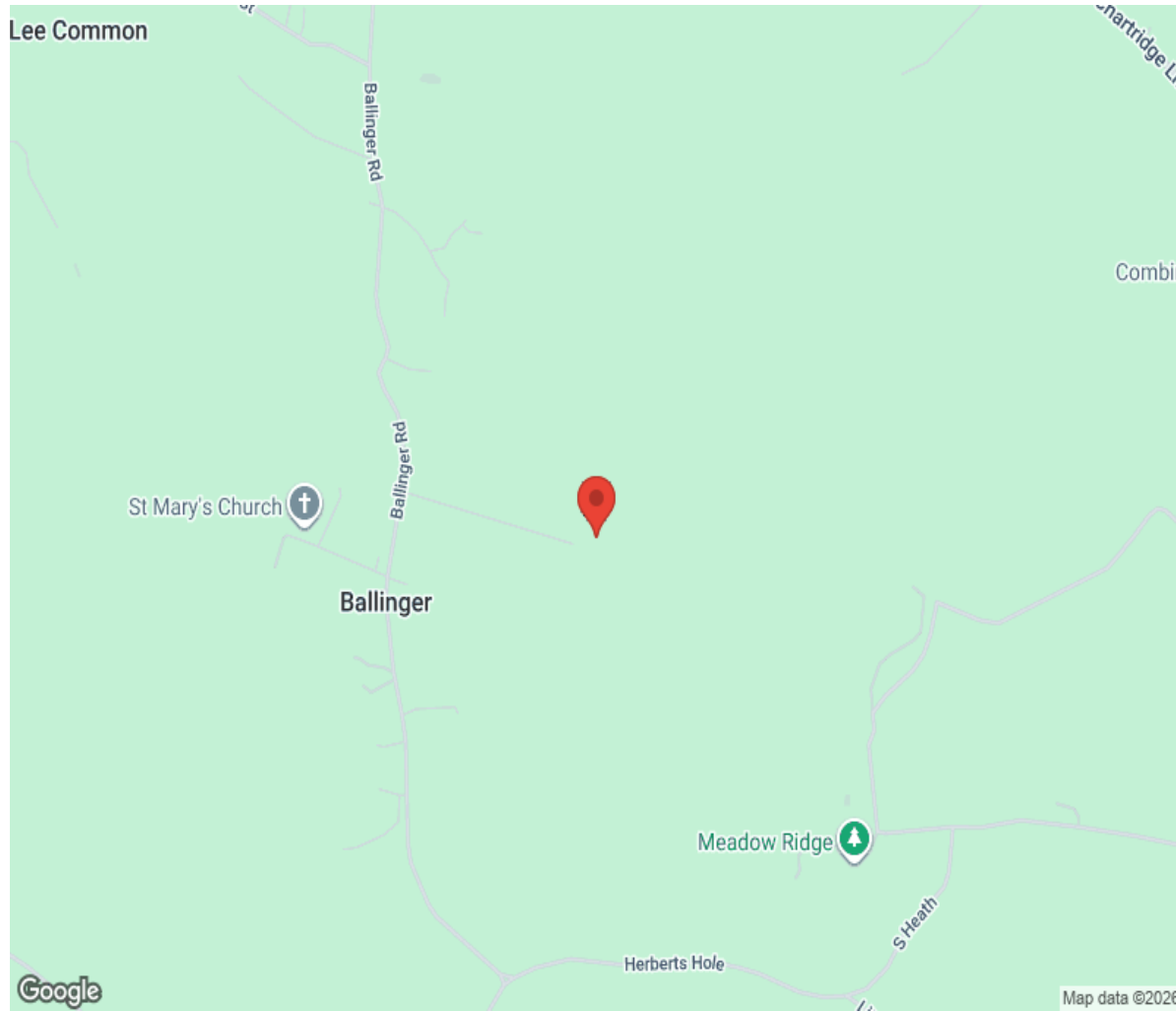
Floor plan

Approximate Area = 3439 sq ft / 319.4 sq m
Garage = 313 sq ft / 29 sq m
Total = 3752 sq ft / 348.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.

Location



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