



Mapridge Cottage Aylesbury Road, Great Missenden, HP16 9LS



Christopher Pallet
Professional advice since 1973

Mapridge Cottage Aylesbury Road,
Great Missenden
HP16 9LS

Guide Price £1,850,000

A Substantial 6 Bedroom Country House

Located in the heart of the Chilterns surrounded by views of the rolling countryside in an area of outstanding natural beauty standing in approximately 2.5 acres of grounds is this extensive accommodation that offers an appealing balance of traditional character combined with a contemporary layout and feel, perfect for the demands of today's busy lifestyles. A brand new 6 bedroom detached family home requiring completion facilitating the rare option to create a home with your own personal stamp along with a 4 bedroom brick built barn/stable conversion and various additional outbuildings.

The Accommodation

Main House

The main property finished externally with traditional brick detailing enjoys four levels of generous accommodation totalling approx. 4500sq ft: which includes a full footprint size basement with a floor plan to accommodate a large open plan/gym area, cinema room, a bedroom, a kitchenette, a shower room and a plant room. The ground floor plan accommodates a 25ft lounge, family room, study, 25ft kitchen/dining room and a boot room with planning permission granted for a new rear extension with a glazed roof lantern. The first floor plan accommodates a very generous 25ft master bedroom with an additional dressing room and en suite bathroom, there are two further double bedrooms on this floor, both with en suites. The second floor plan accommodates a further 2 double bedrooms, a family bathroom and a 25ft hobbies/family room.

Additional planning permission has been granted for the erection of a rear extension with a glazed roof lantern and a double garage.





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Barn/Stable Block

In addition to the main house approached via a separate double gated entrance is a brick barn/stable block set within a York stone and granite cobbled courtyard which has been sympathetically converted to provide approx. 1075sq ft 4 bedroom living accommodation which includes: open plan living/dining/kitchen, a main bathroom and four further adjoining large rooms/bedrooms one of which incorporates an en suite shower room.

Outside - A square and level plot incorporating paddock, gardens and various other outbuildings/log cabins.

Please Note: All measurements given are approximate.

The property is situated on the outskirts of Great Missenden village in a semi rural location. Great Missenden village provides a variety of specialised shopping, the award winning Roald Dahl Museum, and rail access to London Marylebone (40 minutes fast train) and approx. 30 miles by car. Buckinghamshire is renowned for its state (including Grammar schools) and private education, details of which can be obtained from the local authority. The nearby town of Wendover is a sought after Chiltern foot village with a picturesque village centre. There are a variety of interesting shops, many restaurants, and a weekly market. Further amenities can be found locally in the historic market town of High Wycombe.

A viewing of this property to fully appreciate its extensive potential comes highly recommended.



Directions

From Wendover High Street head along South Street and onto the London Road heading towards Great Missenden. Head past the turning for Dunsmore and the property is located on the left hand side, 300 yards before Leatherhead lane

Important Notice: These particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the vendor.

Viewing and Contact Details



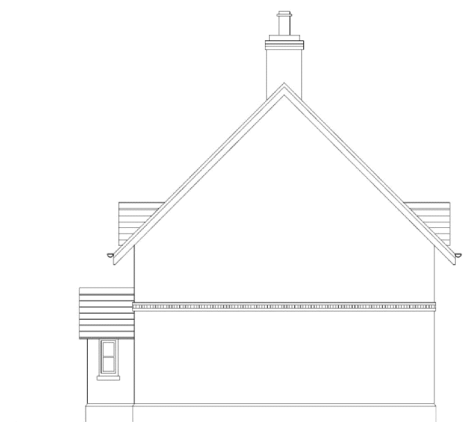
Christopher Pallet

8 High St
Wendover
Buckinghamshire
HP22 6EA
01296 625000

wendover@christopherpallet.com
www.christopherpallet.com



11
GAZ2 North (Front) Elevation as Existing



12
GAZ2 East (Flank) Elevation as Existing



13
GAZ2 West (Front) Elevation as Existing



14
GAZ2 South (Rear) Elevation as Existing



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