19 WYCHWOOD RISE   GREAT MISSENDEN   BUCKINGHAMSHIRE   HP16 0HB
A well-presented, four bedroom, split-level, detached house offering adaptable accommodation with far reaching views over the beautiful rolling Chiltern countryside and conveniently located for access to the mainline train station to London.

Entrance hall  |  Sitting room  |  Dining room  |  Kitchen/Breakfast room  |  Cloakroom  |  Master bedroom with ensuite shower room  |  Three further bedrooms  |  Family bathroom  |  Integral garage  |  Ample driveway parking

Private gardens

19 Wychwood Rise is a split level house with accommodation arranged over four floors with access to the garden from two of the levels.

On entering the property, the cloakroom is to one side with the refitted kitchen and adjacent dining room to the other. At the far end of the kitchen next to the back door is the utility cupboard with space and plumbing for a washing machine and drier and ample space for ancillary storage.

A short flight of stairs takes you up to the living room which is triple aspect with an open fireplace and sliding doors out to a decked seating area. A particularly useful and unusual feature of this room is a very large, mezzanine cupboard (approx 3.00m x 2.80m) which extends above the cloakroom and void below, ideal for storage: In fact the previous owners used it as a playden for their children complete with removable ladder.

Another short flight of stairs takes you to the next level containing the four piece family bathroom and master bedroom with ensuite shower room and again a further flight takes you up to the top floor which has the remaining three bedrooms.

Outside, the gardens wrap around two sides of the house; they are terraced with decked seating areas and enclosed and surrounded with mature, perennial and flowering shrubs. To the front is a double garage and parking for several cars.

Price.... £675,000  Freehold
AMENITIES
Great Missenden is an historic village with properties dating back over the last few centuries forming the lovely old high street, with bustling cafes, restaurants, pubs and boutiques. Nestling in the Chiltern countryside, this friendly village has many good shopping facilities, three schools for children of all ages, sporting and social amenities and a main line rail link into London Marylebone. The area is one of great beauty and there are splendid walks through the Chiltern Hills, now largely designated an Area of Outstanding Natural Beauty.

DIRECTIONS
From our offices in Great Missenden follow the High Street towards Amersham for approximately a mile. Turn immediately right after the Nags Head pub into Nags Head Lane, and immediately right after the railway bridge into the continuation of Nags Head Lane. Take the third turning on the left into Wychwood Rise and number 19 can be found on the left up a sloping driveway just beyond number 17.

SCHOOL CATCHMENT
(2017/18)
Infant & Juniors: Little Kingshill Combined School
Boys' Grammar: Chesham & Dr Challoner's
Girls' Grammar: Chesham & Dr Challoner's High School
Upper/All ability: The Misbourne School
(We recommend you check with the individual schools for accuracy and availability).

ADDITIONAL INFORMATION
Mains water, drains, electricity
Gas fired central heating
Chiltern District Council
Council Tax Band F
EPC Band C
Approximate Gross Internal Area
Lower Ground Floor = 43.0 sq m / 466 sq ft
Ground Floor = 33.4 sq m / 360 sq ft
First Floor = 29.7 sq m / 320 sq ft
Second Floor = 35.8 sq m / 385 sq ft
Garage = 20.4 sq m / 220 sq ft
Total = 162.3 sq m / 1748 sq ft

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agents "The Wye Partnership" and neither does any person have any authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of an offer or a contract.