



Broomfield Close
Great Missenden | Buckinghamshire

£1,615,000
Freehold



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We are pleased to offer this secluded, six bedroom, family home located in this highly desirable private cul-de-sac within easy walking distance of Great Missenden, with its shops, cafés, bank and rail station (Marylebone line) This substantial home is set in beautiful South facing private grounds of approximately half an acre, benefitting from well stocked shrub and flower borders, Alitex greenhouse and swimming pool.

- Six Bedrooms
- Three Bathrooms
- ½ acre South facing plot
- Martin Moore fitted Kitchen
- David Salisbury Orangery
- Sole Agent



GROUND FLOOR

Spacious reception entrance hall – fitted carpet, contemporary vertical radiator, understairs storage cupboard, wide oak staircase rising to first floor.

Downstairs cloakroom/W/C – modern matching white suite comprising pedestal wash hand basin, low flush W/C, radiator, halogen spotlights, wall lights, extractor fan, granite tiled floor.

Study – fitted carpet, bay window with American style shutters, radiator, halogen spotlights, built-in shelving.

Snug – fitted carpet, radiator, double glazed double doors to garden, corner halogen spotlights.

Dual aspect sitting room – fitted carpet, two radiators, square bay window with American style shutters, double doors with American style shutters to garden and veranda sitting area, open fireplace with Minster stone mantelpiece surround and hearth, double doors to reception entrance hall.

Kitchen/orangery – beautifully and comprehensively fitted by Martin Moore stunning kitchen comprises matching



painted in Boudoir base units, wall cabinets, polished Angel cream granite worktop with inset one and half bowl white sink unit with single drainer and mixer tap, matching island unit with marble worktop with storage cupboards and drawers beneath, integrated dishwasher, three oven electric Aims AGA with twin plates and electric double oven companion with four ring gas hob and extractor hood over, downlighting, LED foot tread lighting, Martin Moore pantry cupboard with integrated fridge and freezer either side, stable door to

garden, limestone tiled floor, with wet underfloor heating system.

David Salisbury Orangery – double glazed double doors to garden, limestone tiled flooring with underfloor heating, halogen spotlights.

Utility room – storage cupboard, limestone tiled floor, matching white base units and wall cabinets, white worktop with inset white sink unit with corner mixer tap, plumbing for washing machine, space for American style fridge freezer.

FIRST FLOOR

Spacious galleried landing – fitted carpet, radiator, wall lights, American style shutters, access to loft, area with square bay window ideal for a small desk, double doors to linen cupboard, housing two hot water tanks, radiator.

Bedroom 1 – large dual aspect bedroom with a double-glazed door to a secluded South facing balcony overlooking the garden with American style shutters, under eaves storage, two contemporary styled vertical radiators, halogen spotlights, range of built-in wardrobe cupboards, wall lights.

Ensuite bathroom/W/C – beautifully fitted with a modern matching white suite comprising shower cubicle, vertical heated towel rail, enclosed wash hand basin with mixer tap and cupboard under, low flush W/C, Velux window, halogen spotlights, extractor fan, ceramic tiled floor.

Bedroom 4 – fitted carpet, large built-in wardrobe cupboard, access to loft, halogen spotlights, under eaves storage, American style shutters, radiator.

Bedroom 3 – fitted carpet, radiator, double built-in wardrobe cupboard.

Family bathroom/W/C – comprehensively fitted with a modern matching white suite comprising panelled bath with corner mixer tap, enclosed cistern W/C, wash hand basin with mixer tap, vertical heated towel rail, shower cubicle, ceramic tiled floor, halogen spotlights, extractor fan.

Bedroom 6 – fitted carpet, radiator (currently used as first floor study), large built-in desktop and drawers.



Bedroom 5 – fitted carpet, square bay window with American style shutters, radiator, halogen spotlights.

Dual aspect bedroom 2 – fitted carpet, American style shutters, range of built-in wardrobe cupboards, under eaves storage, wall lights, three radiators.

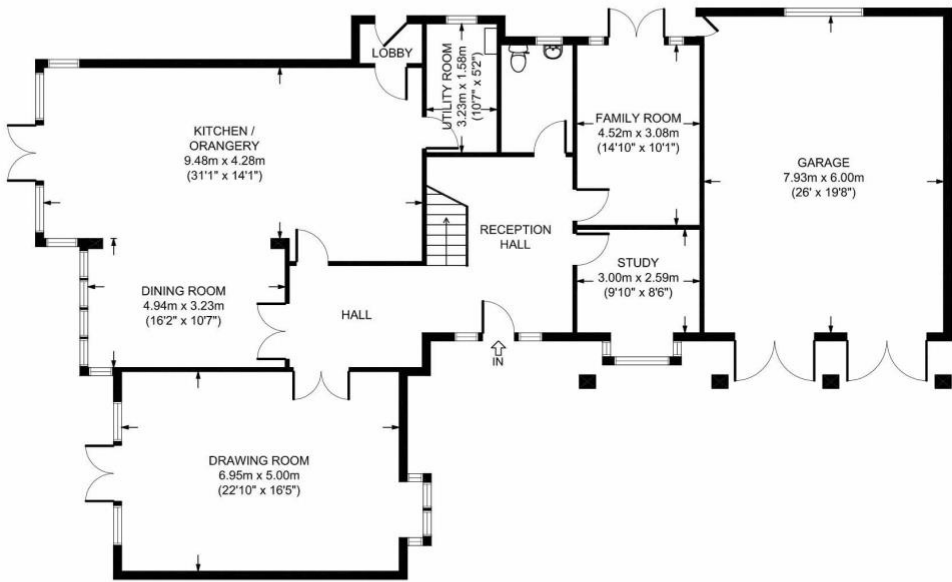
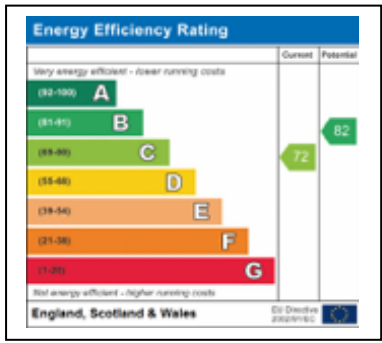
Ensuite bathroom/W/C – modern matching white suite comprising panelled bath with mixer tap and separate shower over, shower curtain and rail, pedestal wash hand basin with mixer tap, low flush W/C, vertical heated towel rail, ceramic tiled floor, Velux window, halogen spotlights.



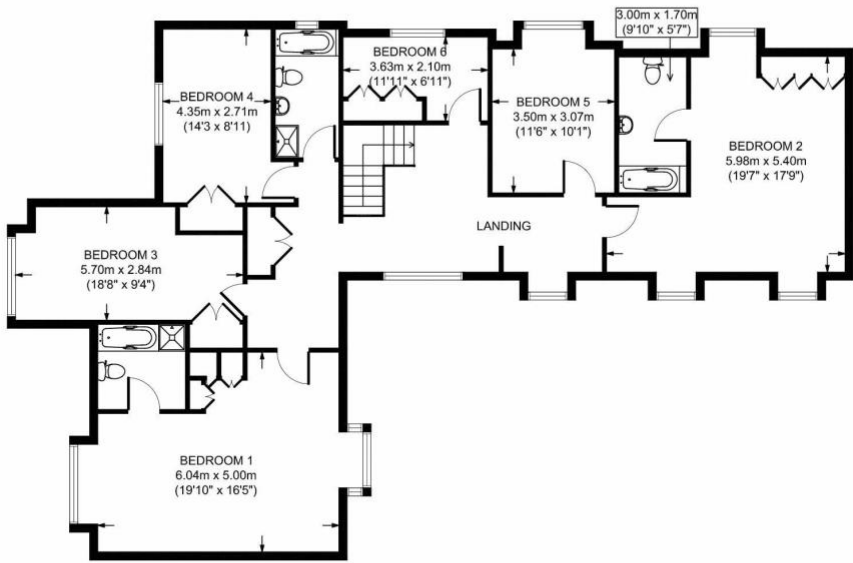
OUTSIDE

Large gravel driveway providing offstreet parking for many cars, outside lights, side access to South facing rear garden by five bar timber gate, double garage with two single wooden doors with power and light, radiator, wall mounted gas central heating boiler, workbench with vice, rear access to garage to side pedestrian access. Beautifully landscaped this secluded South facing garden has been designed to be colourful all year round and is particularly well stocked within its flower and shrub borders, circular sun terrace.

The National Trust Greenhouse by Alitex – a superb greenhouse with built-in blinds, venting system with power and light, with built-in specialist potting and storage shelving with South facing cold frame on the side of the greenhouse. Additional sun terrace, veranda, outside lights, outside tap, ornamental duck pond, leisure swimming pool built in 2010 with sun patio and decking area around well stocked raised beds, pool shed, vegetable patch, poly tunnel, compost bins, timber shed, hardstanding outside area, small gardeners shed.



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 2217 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1647 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 3864 SQ FT / 359 SQ M

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.





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