



Bryants Bottom, Great Missenden - HP16 0JU

In Excess of £700,000

 **TIM RUSS**
& Company



Bryants Bottom

Great Missenden, Great Missenden

Bryants Bottom is located in the Chilterns, designated as an area of outstanding natural beauty with rolling hills, open countryside and dense woodland forming the local landscape. Located approximately five miles from Great Missenden, five miles from Princes Risborough and one mile from Speen (and its village shop) is set within the Chiltern Hills. The village has a popular public house, The Gate. Nearby Great Missenden has a good range of facilities for day-to-day needs, including a Post Office, supermarket, florist, hairdressers, village hall, several restaurants and schools for all ages. For the commuter there is a fast rail link to London. High Wycombe (about five miles) has a range of major shopping facilities and also offers a Chiltern railways connection to Marylebone in a little over 30 minutes. Junction 4 M40 links with the general motorway network. There are secondary/grammar schools at High Wycombe and Princes Risborough.



Bryants Bottom

Great Missenden, Great Missenden

Spacious family home with potential for modernisation, located in beautiful countryside with no onward chain. Abundant natural light, large windows, 5 miles from mainline stations. Freehold tenure, Council Tax Band F.

Offered for sale with no onward chain is this striking family home nestled in the heart of glorious countryside just five miles from a choice of mainline stations.

This detached home is abundant in natural light with large windows throughout and there is tremendous scope to improve as the property does require some modernisation.

Tenure: Freehold

Council Tax Band: F

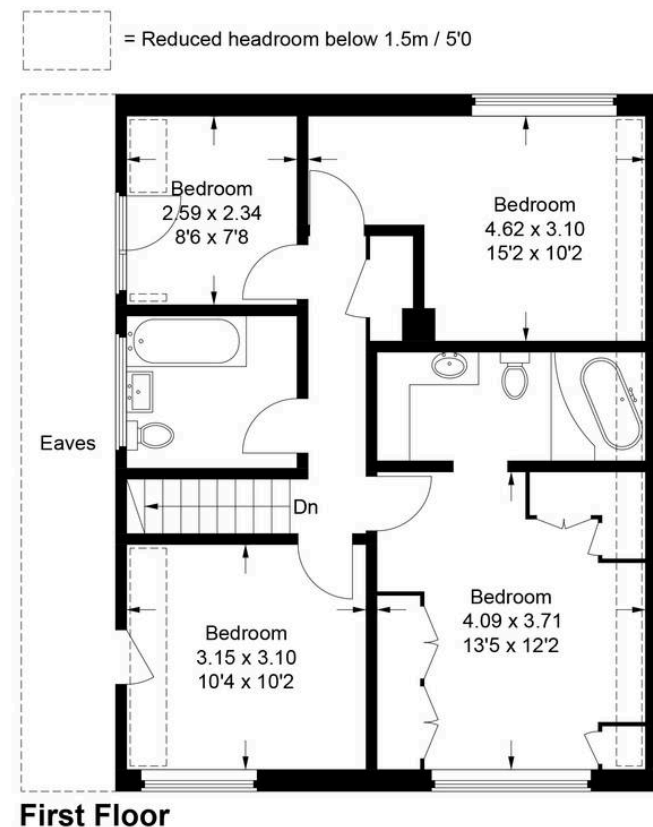
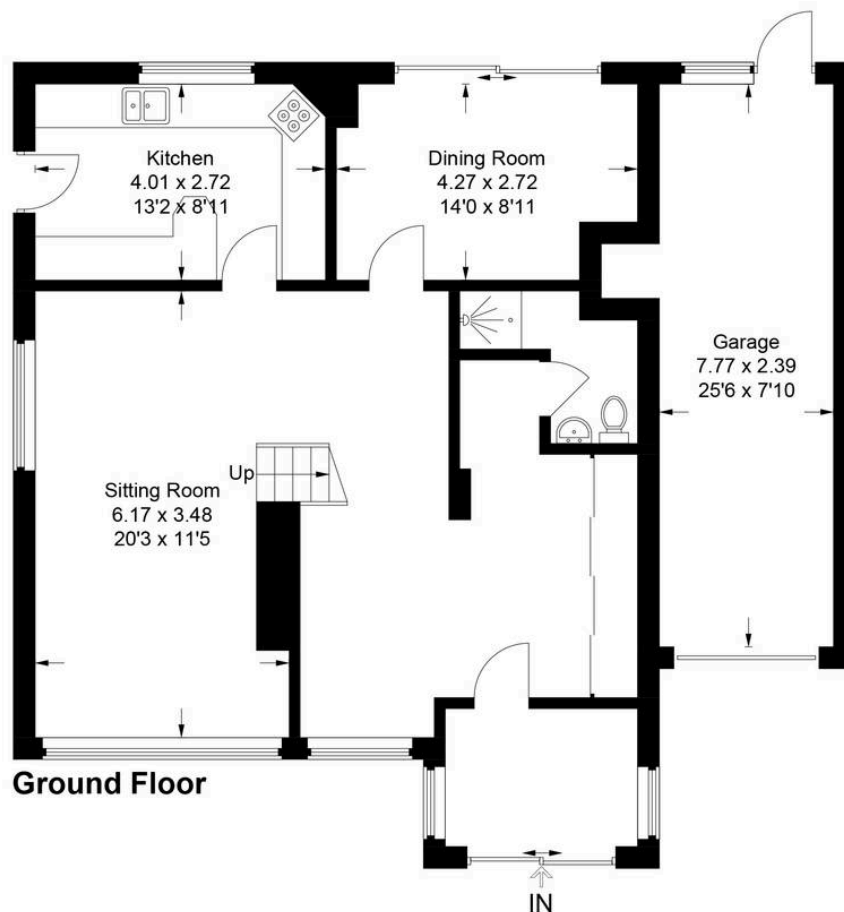
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





Approximate Gross Internal Area
 Ground Floor = 78.4 sq m / 844 sq ft
 First Floor = 64.3 sq m / 692 sq ft
 Garage = 19.3 sq m / 208 sq ft
 Total = 162.0 sq m / 1,744 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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