



Bryants Bottom Road
Bryants Bottom

TIM RUSS
& COMPANY



Bryants Bottom
Bryants Bottom Road
Buckinghamshire
HP16 0JU

A striking four bedroom detached home with no onward chain

£765,000



The Property

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. The free flowing accommodation comprises entrance porch leading to the entrance with cloaks cupboard, shower room and large open plan sitting room featuring a large picture window to the front. There is a door to the kitchen which overlooks the garden and door to the side. The dining room is a nice size with sliding doors to the garden. To the first floor can be found four bedrooms with an en suite to the principal bedroom and family bathroom.

Outside

The front garden is laid mainly to lawn with driveway parking leading to a covered area and large garage. The rear garden is a lovely feature being fully enclosed with a wooded backdrop.

Location

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.

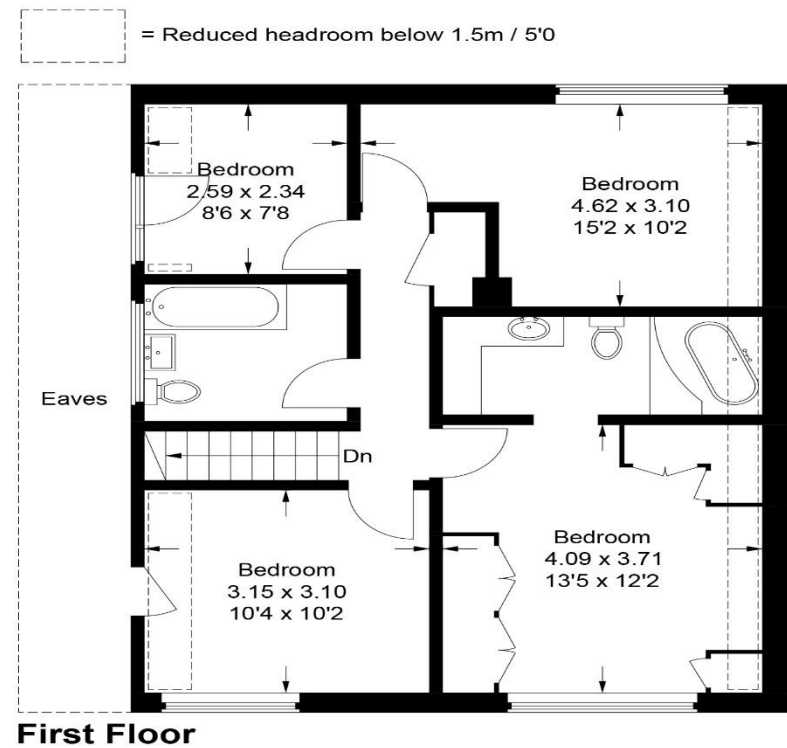
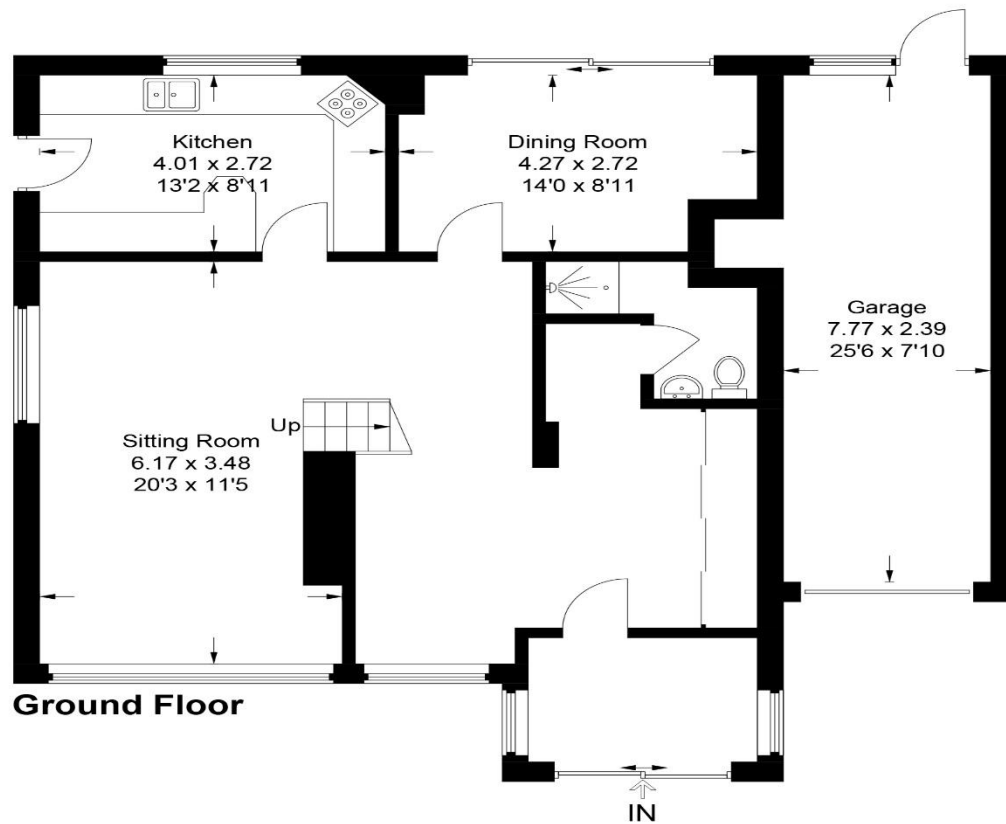
Viewings Strictly by appointment only.

Tenure Freehold

Council Tax Band F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		





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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