



Glebe Cottage
Bryants Bottom

TIM RUSS
& COMPANY



Glebe Cottage Bryants Bottom Great Missenden Bucks, HP16 0JS

A spacious brick and flint four bedroom detached family house of character, in a country setting with lovely views to the front over fields.

Guide Price £775,000



The Property

Glebe Cottage is a delightful, detached brick and flint character property built in 1988, set on rising ground in a wonderful country setting within easy walking distance of the Gate Pub.

Downstairs is well proportioned approached by a tiled canopy storm porch with front door to a welcoming reception hall providing access to the study/family room. An impressive sitting room with front aspect overlooking fields and gardens to the rear, inglenook fireplace housing a wood burner, fitted kitchen/dining room with solid wood worktops, under floor heating and utility room.

To the first floor is a generous landing with space for a work desk leading to principal bedroom with attractive views over countryside and ensuite bathroom, three further double bedrooms (one with countryside views) served by the family bathroom.

Outside

The property is set back from this country lane in a slightly elevated position with ample driveway parking and detached single garage with pitched roof.

The large tiered rear garden is undoubtedly a feature with wide terrace immediately adjoining the rear of the property, ideal for al fresco dining. Steps lead onto areas of lawn with a variety of specimen shrubs and trees. There is a summer house/storage with decked seating area to the far boundary affording pleasant views over the valley. A hand gate leads to countryside walks.



Location

Bryants Bottom provides an ideal setting for raising a family. There are very good recreational, cultural, and educational opportunities within the nearby village of Hughenden Valley. It offers a combined infant/middle school, local store and a combined surgery and pharmacy. School choice is extensive to include a range of secondary schools many of which are highly rated notably the Royal Grammar school (boys), also John Hampden (boys) and Wycombe High School (girls).

The ANOB status of the Chiltern Hills provides attractive local countryside on the doorstep with many footpaths, cycle rides and walks.

Access to London is excellent with two main line stations and the Underground within easy reach. The M40 provides quick access both to the east as well as to Oxford and points north. The M4 is about twelve miles south providing access to the west, Heathrow and the M25 network.

NB: The property benefits from ultrafast full fibre broadband, solar panels and replacement white hardwood double glazed windows.

The gas central heating is fueled by Propane Gas cylinders.



Directions

Post code for Sat Nav: **HP16 0JS**

Viewings

Strictly by appointment only.

Mortgage

Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

Additional Information

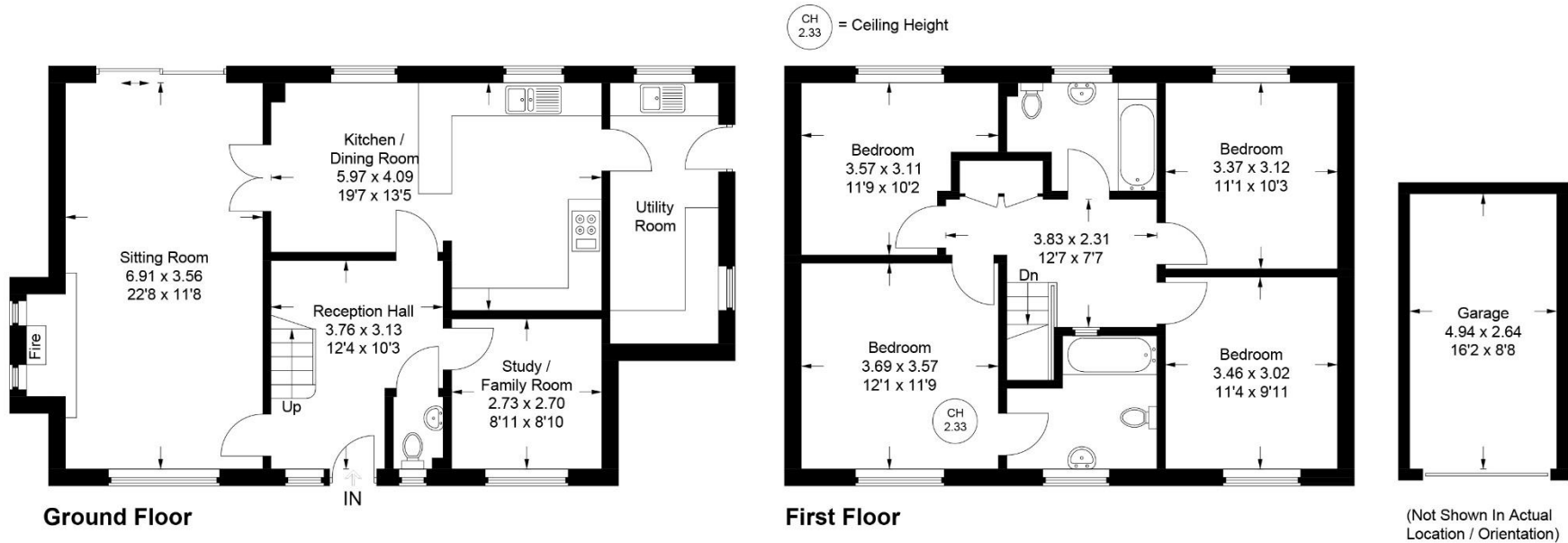
Council Tax Band: F

Tenure: Freehold

Ref: HTR2085

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E		
21-38	F	32 F	
1-20	G		





Glebe Cottage

Approximate Gross Internal Area
 Ground Floor = 78.8 sq m / 848 sq ft
 First Floor = 67.1 sq m / 722 sq ft
 Garage = 13.1 sq m / 141 sq ft
 Total = 159.0 sq m / 1711 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy 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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