



1 Hobbshill Road, Great Missenden - HP16 0BW  
£635,000

 **TIM RUSS**  
& Company



- A beautifully presented and extended family home situated just a short walk to village shops, railway station, highly regarded schools and stunning countryside walks

Great Missenden is a historic village and was the home of the much-loved children's author, Roald Dahl. There are a number of independent boutiques, curiosity and gift shops and highly regarded cafés and restaurants. The village is perfectly positioned for easy access to the M40, approximately a 15 minute drive, or via the Chiltern Line to London Marylebone, approximately 40 minutes, and is set between the market towns of Wendover and Old Amersham. The area is renowned for its wonderful walks in the surrounding Chiltern Hills (AONB) and country pubs aplenty. There are also doctors' surgeries, a dentist and a Post Office. Buckinghamshire is well known for its state and private education with the property lying within catchment for the grammar schools. The Gateway School in Great Missenden is one of the leading preparatory schools in the southeast.



Nestled in the heart of Great Missenden village, this 3-bedroom end of terrace house is the perfect blend of modern comfort and convenience. You'll fall in love with the beautifully presented interiors of this extended family home, just a stone's throw away from village shops, railway station, top-rated schools, and picturesque countryside walks. As you step inside, you are greeted by a welcoming entrance hall that leads to a dual aspect sitting room featuring a cosy wood-burning stove. The real showstopper, however, is the stunning kitchen/breakfast/dining room that boasts a feature bay window and patio doors opening up to the wrap-around gardens. Additionally, the property includes a utility room, downstairs cloakroom, and a study for all your remote work needs.

Upstairs, you'll find two double bedrooms along with a generous single/small double bedroom complete with a fitted cupboard. The contemporary refitted family bathroom offers a separate bath and shower for added convenience.

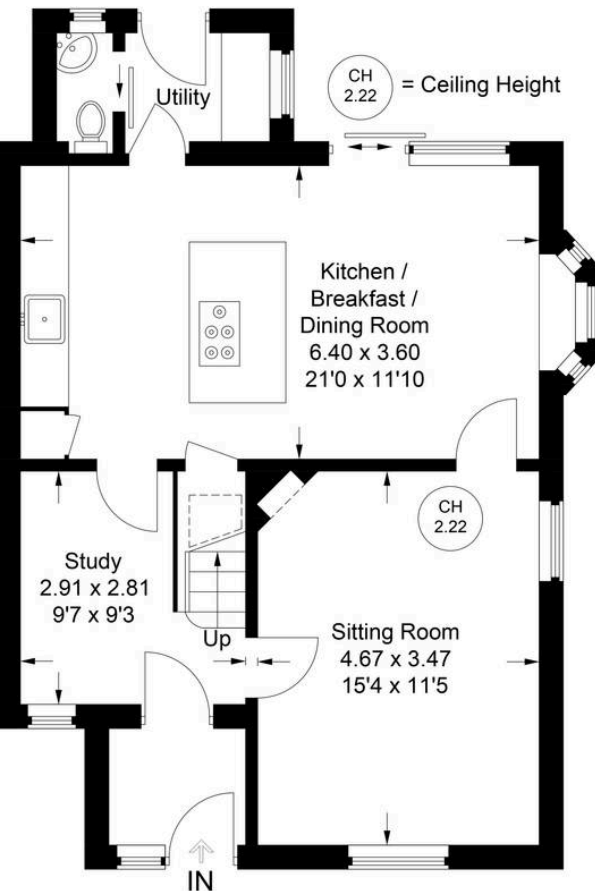
Outside, the generous wrap-around gardens provide various areas to relax, entertain, and bask in the sun throughout the day. The property also benefits from driveway parking and permit only on street parking, making it a complete package for any discerning buyer looking for a place to call home. Don't miss out on this rare opportunity to own a slice of village paradise!

**Council Tax band: D**

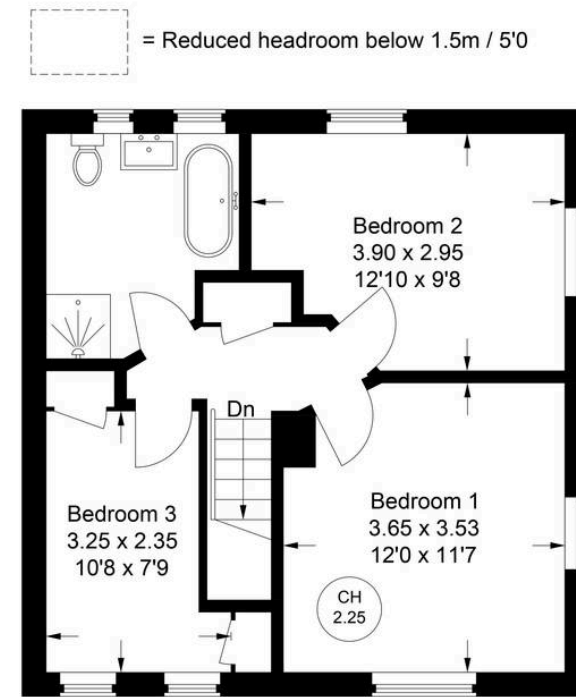
**Tenure: Freehold**

**EPC Energy Efficiency Rating: C**





**Ground Floor**



**First Floor**

## 1 Hobbs Hill Road, HP16 0BW

Approximate Gross Internal Area  
Ground Floor = 57.4 sq m / 618 sq ft  
First Floor = 43.2 sq m / 465 sq ft  
Total = 100.6 sq m / 1083 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.



# Tim Russ and Company

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By law we must verify every seller and buyer for anti-money laundering purposes.  
Checks are carried out by our partners at Lifetime Legal for a non-refundable £60 (incl. VAT) fee, paid directly to them.  
For more information please visit our website.



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