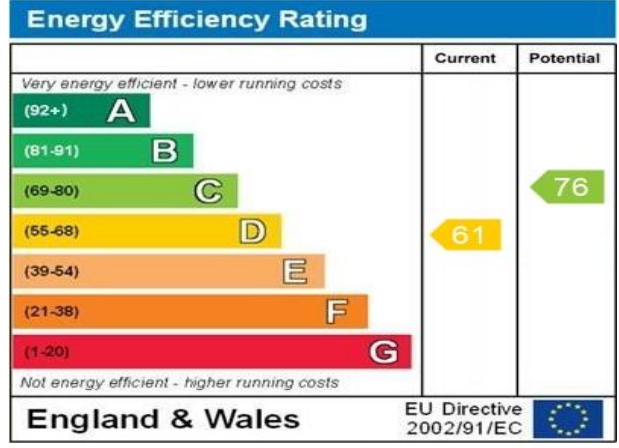




**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

**Purbeck, Martinsend Lane, Great Missenden, Buckinghamshire, HP16 9HS**  
**Guide Price £1,195,000**







# Purbeck, Martinsend Lane, Great Missenden, Buckinghamshire, HP16 9HS

A rare opportunity to purchase a characterful detached family home positioned on a generous plot of approximately a quarter of an acre, situated within a short walk of the town centre and Great Missenden Train Station, in a sought after location, within close proximity of highly regarded local schooling including Prestwood Infant School and The Misbourne School. The charming property has been in the same family since 1991 and whilst providing very well presented accommodation in excess of 2,500 sq ft, it offers potential for remodelling, improvement and enlargement, subject to the relevant consents, thereby providing a great opportunity to create a fantastic home which can be personalised to individual taste for years to come. The bright and airy accommodation comprises: entrance hall, cloakroom, 21ft triple aspect sitting room with feature fireplace, 21ft dining room with doors to the rear, double aspect family room, and a 22ft kitchen breakfast room with door to the rear and separate utility room. The first floor provides a landing leading to a refitted family bathroom and five double bedrooms, two of which have ensuites and two with balconies overlooking the generous, yet private front garden. Externally, the generous south easterly facing front garden is mainly laid to lawn with large evergreen trees providing screening, seclusion and privacy. There is also driveway parking for several vehicles, leading to a large detached double garage to the rear which benefits from an 18ft room above providing an ideal space for a home office, gym, studio as it has power and light. The rear garden is mainly laid to patio providing an ideal space for outdoor entertaining and alfresco dining with a raised area of lawn and shrubs and bushes to borders. EPC Rating: D



# Purbeck, Martinsend Lane, Great Missenden, HP16 9HS

Approximate Gross Internal Area  
 Ground Floor = 126.3 sq m / 1359 sq ft  
 First Floor = 106.6 sq m / 1147 sq ft  
 Outbuildings = 58.7 sq m / 632 sq ft  
 Total = 291.6 sq m / 3138 sq ft



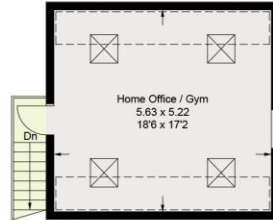
## MATERIAL INFORMATION

TENURE: FREEHOLD  
 COUNCIL TAX: BAND G

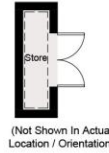
□ = Reduced headroom below 1.5m / 5'0"  
 CH 2.33 = Ceiling Height



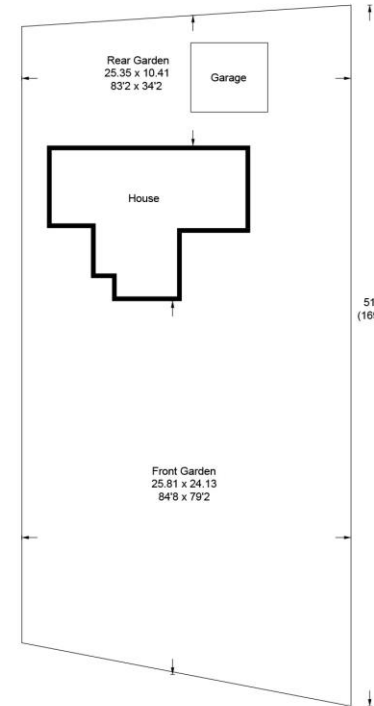
Garage - Ground Floor  
 (Not Shown In Actual Location / Orientation)



Garage - First Floor



(Not Shown In Actual Location / Orientation)



Floor Plan produced for Hunters 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.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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