



Woodpeckers, Great Missenden Buckinghamshire



A very pretty and versatile six bedroom character home in this beautiful, rural hamlet.

Summary of accommodation

Main House

Entrance porch | Living room | Dining room | Study

Kitchen/breakfast room | Utility room | Cloakroom

Principal bedroom with en suite bathroom

Four further first floor bedrooms | Family bathroom

Second floor bedroom six/home office/hobbies room

Garden and Grounds

Detached double garage

Driveway | Patio | Garden studio/music room

In all about 0.22 acres



Beaconsfield
20-24 Gregories Road
Beaconsfield
HP9 1HQ
[knightfrank.co.uk](https://www.knightfrank.co.uk)

William Furniss
01494 689261
william.furniss@knightfrank.com

Bea Elliott
01494 675368
bea.elliott@knightfrank.com

Situation

Woodpeckers is situated in the small hamlet of Little Hampden. The village was first mentioned in the Domesday Book of 1086 and is surrounded by open fields and woodland, interspersed with numerous bridleways and footpaths, including The Ridgeway, which is a walk through history - used since prehistoric times by travellers, herdsman and soldiers. Little Hampden is also classed as an Area of Outstanding Natural Beauty. The nearby town of Great Missenden offers shopping for day to day needs with a wider selection of shops available in Amersham and Aylesbury.

Woodpeckers lies within the catchment area of a number of Ofsted rated 'Outstanding Schools', including Grammar Schools such as Royal Grammar School and Wycombe High School, High Wycombe; Dr Challoners both boys and girls, Amersham; Chesham Grammar School, Chesham; Aylesbury Grammar School, Aylesbury. Independent schools include The Beacon and Heatherston House, Amersham; Pipers Corner, Cryers Hill; Godstowe and Wycombe Abbey, High Wycombe.

Distances

Great Missenden 3.5 miles, London Marylebone 39 minutes, Princes Risborough 6 miles, M40 (J4) 10 miles, London Heathrow 27 miles, Central London 41 miles. (All distances and times are approximate)

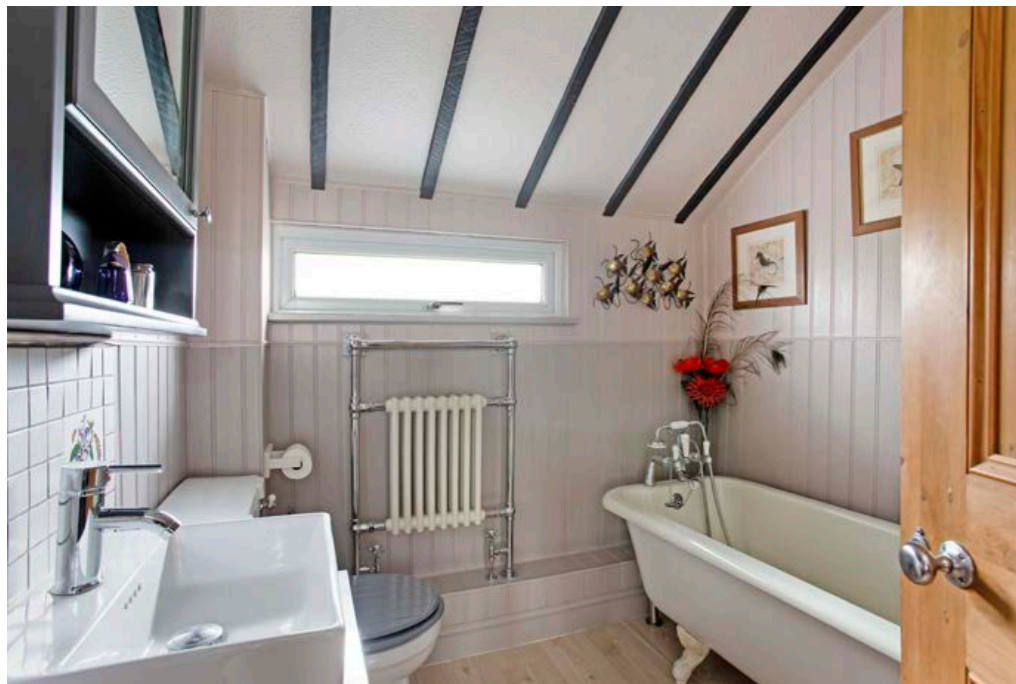


Woodpeckers

The accommodation of Woodpeckers is laid out as shown in the enclosed floor plan. Beautifully presented throughout, the house retains many character features, such as exposed beams in the reception rooms. The extended kitchen breakfast room is the hub of the house, centred around the double-oven range and large island, with seating for four people.

To the first floor there is the main bedroom with en suite bathroom, four further bedrooms and the family bathroom. On the second floor is a super home office/hobbies room or additional bedroom.





Approximate Gross Internal Floor Area

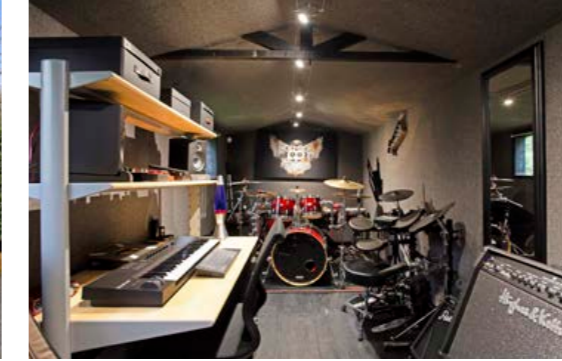
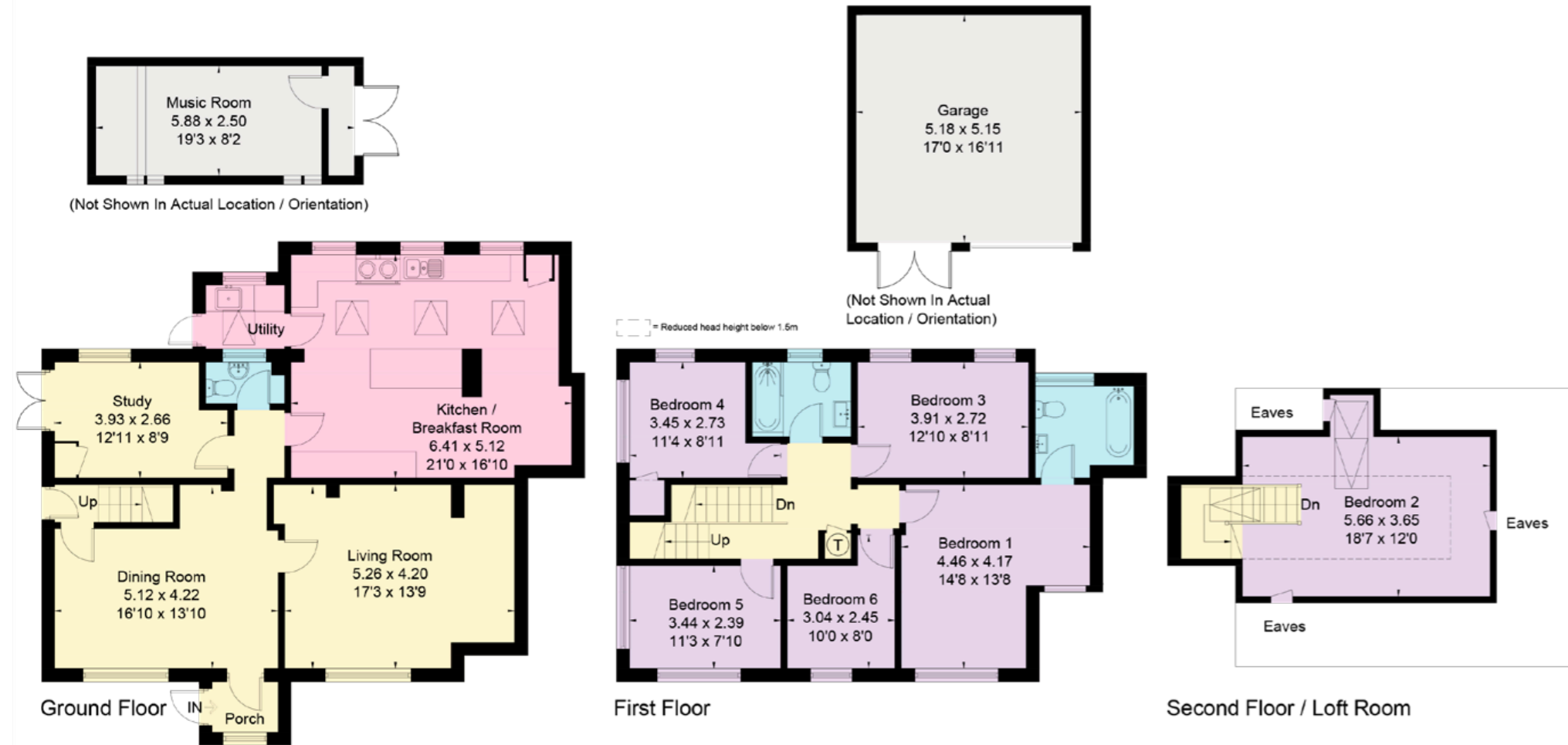
Ground Floor: 96.4 sq m / 1,038 sq ft

First Floor: 71.8 sq m / 773 sq ft

Second Floor: 23.9 sq m / 257 sq ft (Excluding Eaves)

Outbuildings: 41.5 sq m / 447 sq ft

Total: 233.6 sq m / 2,515 sq ft



Garden and Grounds

The gardens and grounds extend to around ¼ of an acre, with an attractive patio terrace close to the house and areas of lawn enclosed by mature hedging.

Outbuildings

A pattern-imprinted concrete driveway, providing parking for several vehicles, leads to the good sized double garage with power and light.

Constructed in 2020 there is also a detached music room; fully soundproofed in the gardens.

Property information

Guide price: £1,200,000

Tenure: Freehold

Services: LPG fuelled central heating, private drainage, mains electricity and water

Local Authority: Buckinghamshire Council

Council Tax Band: F

Energy Performance Certificate Rating: Band E (rating 45)

Postcode: HP16 9PS

Viewings

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated February 2024. Photographs and videos dated February 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

