



Woodland House, Great Missenden, Buckinghamshire, HP16 9LJ

An elegant and immaculately presented four bedroom detached family home, located in the enviable, tranquil village of Ballinger. Set within 0.43 acres adjoining ancient woodland to the rear, with wonderful countryside walks.

| Porch | Entrance Hall | Study | Cloakroom | Sitting Room | Kitchen/Diner | Orangery | Utility Room | Integral Double Garage | First Floor Landing | Master Bedroom With En-Suite | Three Double Bedrooms | Family Bathroom | Large Pavior Driveway and Front Gardens | Large Rear Gardens | Decked Terrace | Lower Terrace | Cellar |

Located in the picturesque and tranquil village of Ballinger, Woodland House is an imposing and elegant detached family home. Situated on a 0.43 acre plot at the end of a private no through road nestled within the heart of the beautiful Chiltern Hills. Approached via a large pavior driveway with parking for several vehicles, the idyllic setting and wonderful appeal of the property is soon apparent.

Much loved and significantly improved by the current owners, the interiors are immaculately and tastefully presented throughout. Entering via a large porch the generous entrance hall provides access to a handy front aspect study, cloakroom, sitting room, kitchen and stairs to the first floor. The triple aspect sitting room is flooded with natural light with doors to a side seating area, completed by a wonderful open feature fireplace. Overlooking the extensive rear gardens, the high quality bespoke kitchen/diner features granite worktops, butler sink, tiled flooring and Range Master oven.

The simply stunning, contemporary orangery is accessed from the kitchen and provides light filled, versatile accommodation, ideal for dining and family gatherings with bi-fold doors bringing the outside in for those summer months, yet a wood burning stove turns this beautiful addition into a cosy, warm reception room for those colder nights. A useful utility room and integral garage are accessed from the orangery.

Upstairs are four double bedrooms with the large, rear aspect master bedroom enjoying a generous en-suite and has built in wardrobes. Two of the other bedrooms also have the benefit of built in wardrobes. The family bathroom is beautifully equipped with the addition of a roll-top bath and walk-in-shower.

The gardens are a particularly impressive feature of the property, with a large expanse of lawn, with access directly into the ancient woodland beyond. A raised decked area adjoining the kitchen and orangery, provides a raised seating area with views over the garden with steps leading down to a further charming seating area, perfect for entertaining.

This beautiful property is truly a hidden gem and viewing is highly recommended to appreciate the quality of the finish, the generous accommodation and tranquil village setting.

Price... £1,250,000 Freehold



LOCATION

Ballinger is a beautiful village set just to the north of Great Missenden which offers excellent shopping facilities, junior and senior schools and a main line rail link into Central London (approximately 35 minutes), ideal for the commuter. For more extensive requirements, both High Wycombe and Amersham are close by. Ballinger benefits from a village hall and cricket pitch and the nearby historic village of The Lee has a village pub and shop.

DIRECTIONS

From our offices in Great Missenden, follow the link road to the A413 and turn right. Remain in the left hand lane and take the first exit off the next roundabout onto Frith Hill. Take the first turning on the left continuing through the village of South Heath and into Ballinger. On entering the village take the 2nd right into Chiltern Road and Woodland House can be found at the end of the road on the left hand side

Additional Information

Council Tax Band G

EPC Rating E

School Catchment

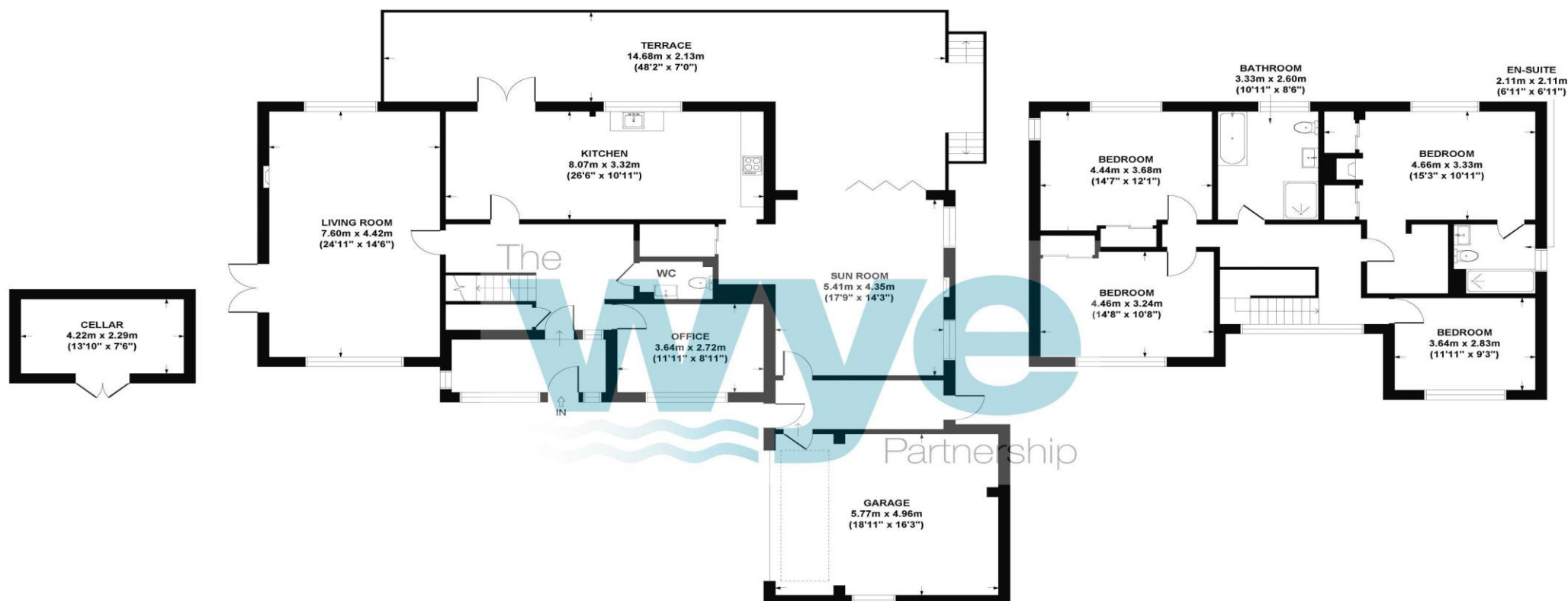
Lee Common Church of England School, Chartridge Combined School, Great Missenden CofE combined school, The Misbourne School, Chesham Grammar School (We recommend you check accuracy and availability at the individual schools)

MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.





CELLAR
GROSS INTERNAL
FLOOR AREA 10 SQ M / 104 SQ FT

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 138 SQ M / 1487 SQ FT

GARAGE
GROSS INTERNAL
FLOOR AREA 29 SQ M / 308 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 96 SQ M / 1031 SQ FT

WOODLANDS HOUSE, CHILTERN ROAD, BALLINGER, HP16 9LJ
APPROX. GROSS INTERNAL FLOOR AREA 273 SQ M / 2930 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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The **wye** Partnership