

The main image shows a residential garden. A gravel path leads from the foreground towards a brick house in the background. The path is bordered on the left by a wooden fence and a large tree. The garden is lush with green grass, various shrubs, and trees, including a prominent birch tree in the center. The sky is blue with some clouds.

Ambleside, Great Missenden, Buckinghamshire, HP16 9JD

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*A contemporary four bedroom detached bungalow with open views to the rear over the rolling Chiltern hills. Located just off a pretty country lane down a gravelled driveway between the villages of Great Missenden and Prestwood with access to both, thus benefitting from the excellent amenities offered by both villages. No onward chain*

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Storm porch | Entrance hallway | Sitting room | Kitchen | Utility | Study | 4 bedrooms | 2 bathrooms | Garage | Additional driveway parking | Gardens |

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Ambleside is a stunning detached bungalow which has, over recent years, been extended and updated to a very contemporary style throughout. It boasts many features including a beautifully fitted kitchen, contemporary bathrooms, a fabulous living space to the rear with a fully glazed wall giving a panoramic vista across the gardens to the fields beyond.

The accommodation briefly comprises of an impressive, recessed, large covered entrance area, which gives access to the inner hallway from where all the rooms are accessed. The stunning sitting room has full width sliding patio doors and glazed side panels and offers views over the garden.

The contemporary oak kitchen is comprehensive fitted and comprises of a double bowl stainless steel sink unit with mixer tap, drawers and cupboards under. Range of work surfaces with drawers and cupboards under. The utility has a single drainer stainless steel sink unit. Work surfaces with drawers and cupboards under. Plumbing and space for washing machine. Space for a tumble dryer. Door to garden. Further along the hallway is a door into the study with a window to the front.

The four bedrooms all offer floor-to-ceiling double glazed windows, which give plenty of light to the rooms. There are two fully fitted bathrooms with under floor heating.

Outside there is a single garage with electric up and over door and courtesy door to the rear. The gardens are principally laid to lawn with flower and shrub beds and an open aspect over the fields to the rear. To the front of the house there is a driveway providing access to the garage and parking for further vehicles.

**Price... £925,000** *Freehold*



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## LOCATION

Great Missenden is an historic village with properties dating back over the last few centuries forming the lovely old high street, with bustling cafes, restaurants, pubs and boutiques. Nestling in the Chiltern countryside, this friendly village has many good shopping facilities, three schools for children of all ages, sporting and social amenities and a main line rail link into London Marylebone. The area is one of great beauty and there are splendid walks through the Chiltern Hills, now largely designated an Area of Outstanding Natural Beauty.

## DIRECTIONS

From our offices in Great Missenden High Street take the first left turn into Station approach and follow the hill towards Prestwood. At the top of the hill turn right into Broombar Lane, the property will be found after about 75 yards on the left.

## Additional Information

Council Tax band G  
EPC band D

## School Catchment

Prestwood Infant and Junior School Boys' Grammar; Dr Challoner's, The Royal Grammar, Aylesbury Grammar Girls' Grammar; Dr Challoner's High School, Aylesbury High Mixed Grammar; Chesham, Sir Henry Floyd Upper School/All ability; The Misbourne 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

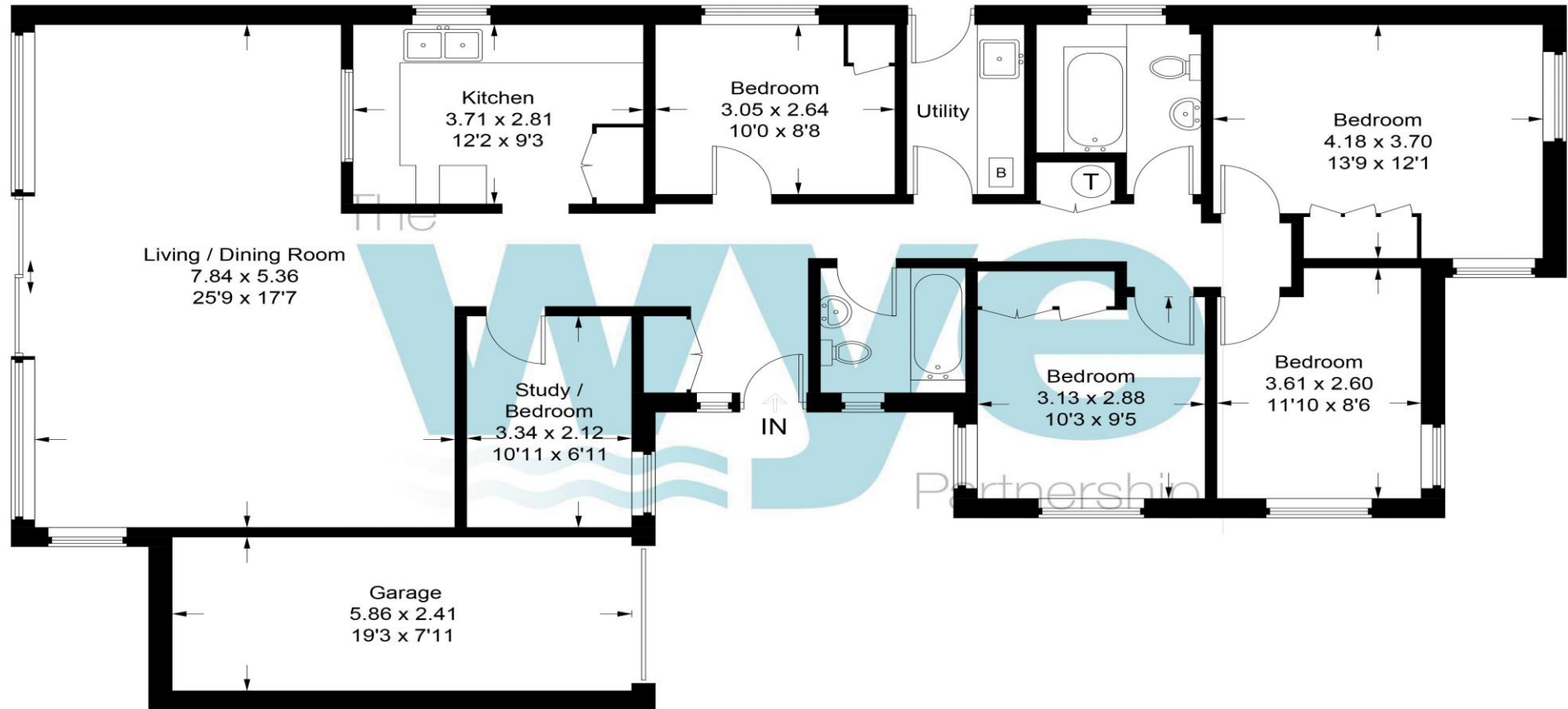
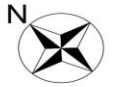
*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*

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# Ambleside

Approximate Gross Internal Area = 133 sq m / 1,432 sq ft  
Garage = 14 sq m / 151 sq ft  
Total = 147 sq m / 1,583 sq ft



## Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken 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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