



Hada-Hu, Bryants Bottom, Great Missenden, Buckinghamshire, HP16 0JT

An immaculately presented, three, double-bedroom, detached, chalet bungalow. Skillfully updated and extended to a high standard by the current owners, the property is situated in a tranquil setting in the beautiful hamlet of Bryants Bottom and provides a perfect home for the growing family.

Entrance Hall | Bedroom Two | Bedroom Three | Family Bathroom | Bedroom One - En-Suite | Living Room | Kitchen/Diner | Dining/Family Room | Utility Room | Front and rear Gardens | Driveway

Hada-Hu is a stunning, three bedroom, detached bungalow, set within the idyllic hamlet of Bryants Bottom. Beautifully presented and perfect for family living, the property has a good size, level rear garden with direct access onto fields with glorious countryside beyond. The property is approached via a graveled driveway with ample parking and with access to the rear.

There is a generous, welcoming entrance hall with ceramic, wood-effect, tiled flooring and access to the rest of the house. To the front are two, large, double bedrooms, both with the use of a family bathroom comprising of a three-piece bathroom suite including bath with a shower over.

A bespoke staircase rises from the entrance hall to the main bedroom suite with a landing leading to the double aspect bedroom. With views over both the front and garden and fields beyond the room has a window seat, wardrobe area, eaves storage and a high specification en-suite wet-room comprising of a walk in shower, with rain effect shower head, fully tiled walls and floor, vanity hand wash basin and back to the wall W.C.

The rear of the house is perfect for family living, with three separate, yet linked, reception rooms. Firstly, a cozy living room with double, side windows and with feature log burner on a tiled hearth. Leading seamlessly through to what is truly the heart of the home: The exquisite kitchen/diner (measuring 33' x 12') runs across the width of the house. This stunning room is flooded with natural light from two skylights and two sets of large, bi-fold doors providing a great link with the outside. A huge kitchen island is the focal point with breakfast bar with seating for at least four, inset butler sink, wine fridge and chopping block work tops. The rest of the kitchen has a range of floor and wall mounted units with integrated dishwasher, range cooker and space and plumbing for an American style fridge freezer. Also, off this room, is a further reception room ideal for formal dining or, as it is currently used, a family/play room. There is also a utility room with side door and space for a washing machine and tumble drier etc.

The beautiful, back garden is a perfect, tranquil space for both entertaining and for playing. There is a slate patio with a seating and barbeque area, with a few steps leading up to a level area of lawn, bounded by closed boarded fencing, mature planting and direct access onto open fields.

Price... £825,000 *Freehold*



LOCATION

The highly regarded hamlet of Bryants Bottom is nestled in the Chiltern Hills, enjoying the surrounding countryside, together with the popular local schooling. Nearby Great Missenden has a good range of facilities for day to day needs, with several shops including Post Office, supermarket, florist, hairdressers, village hall, several public houses and schools for all ages, and a fast rail link into London (Marylebone). For a more comprehensive range of facilities, including a theatre, the town of High Wycombe lies approximately 5 miles away, where the commuter can join the M40 or another fast rail link into London.

DIRECTIONS

From our office in Prestwood follow the High Street/Wycombe Road towards Great Kingshill. After about a mile take the right turn into Perks Lane. At the bottom of the lane turn left onto the Hampden Road. Take the first turning on the right into Bryants Bottom Road and follow this for about a mile. Hada-Hu can be found on the left a short distance after the Gate Public House.

ADDITIONAL INFORMATION

Council Tax Band E

EPC EER Rating F

SCHOOL CATCHMENT 2025/2026

Primary: Hughenden Primary School

Boys' Grammar; Dr Challoner's, The Royal Grammar School, Aylesbury Grammar

Girls' Grammar; Dr Challoner's High School; Aylesbury High

Mixed Grammar; Sir Henry Floyd, Chesham Grammar Upper School/All ability; Holmer Green Senior School, Sir William Ramsay School

(We recommend you check accuracy and availability at the individual schools)

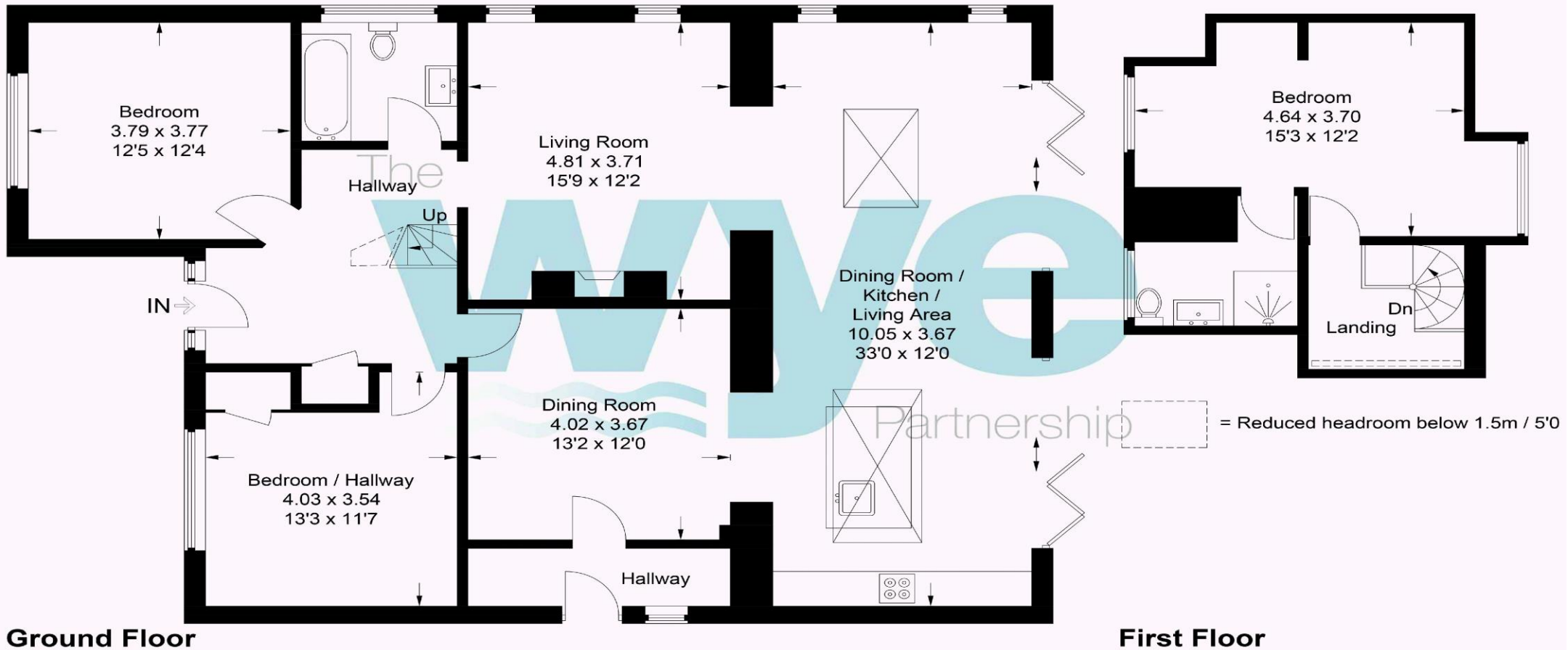
MORTGAGE

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Hada-Hu

Approximate Gross Internal Area
Ground Floor = 128.3 sq m / 1,381 sq ft
First Floor = 26.4 sq m / 284 sq ft
Total = 154.7 sq m / 1,665 sq ft



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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