



1 Upper Hollis, Great Missenden, Buckinghamshire, HP16 9HP

Offered to the market with no onward chain, and set within approx. 1/2 acre of breathtaking grounds and gardens, is this wonderful and much loved three/four bedroom bungalow. Spacious and versatile accommodation, with scope to further improve, by converting the large loft rooms (SSTP). This individual bungalow is located in one of Great Missenden's most desirable and prestigious residential cul-de-sacs.

Large Driveway | Entrance Porch | Entrance Hall | Cloakroom | Dining Room/Bedroom Four | Kitchen/Diner | Family Room/Office | Glass House | Living Room | Three Bedrooms | En-Suite | Family Bathroom | Loft Rooms | Double Garage | Single Garage | Garden Shed | Rear, Front and Side Gardens | Victorian Garden | Photovoltaic electricity panels which provide annual income |

Upper Hollis is a prestigious, desirable, cul-de-sac of individual properties located above the beautiful village of Great Missenden. Upon entering the Close the land to the left, belonging to this property, sweeps up from the road to the house with mature trees, perennial flowers and a wonderful 'sea' of Snake's head fritillary during the Spring months.

This imposing, attractive, bungalow is approached across a large paviour driveway with parking for several vehicles and is accessed via a welcoming entrance porch, with tiled flooring and four built-in store cupboards. A further, inner, entrance hallway provides access to the generous accommodation. To the right are the three main bedrooms and family bathroom. The principal bedroom enjoys a rear aspect with a huge window overlooking the garden and benefits from built in wardrobes and an en-suite wet-room. Bedrooms two and three enjoy a front aspect and original parquet flooring. There is a Jack 'n' Jill family bathroom with walk-in shower from the hallway and bedroom two. An open staircase provides access to the large loft which offers huge potential to create further accommodation, subject to the usual planning consents and building control. The rear facing living room has a feature fireplace, with stone hearth and surround, providing a focal point with patio door leading to the rear gardens. Currently used as a library/office, a further reception room has patio doors leading through to a glass house and could be utilised as a bedroom if required. The dining room could also be an additional bedroom with a front aspect through the large window. Completing the accommodation is a bright, modern fitted, kitchen with a range of floor and wall mounted units, slate tiled flooring, integrated appliances and space for a dining table. Patio door to the rear leads to the garden with side access to the garages.

Unusually, the property has both a double garage, with electric door, and a single garage. To the rear of the double garage is a large store room, ideal for use as a utility room or home office/gym. The grounds and gardens are truly beautiful and a gardener's paradise. To the side, leading down to the entrance of Upper Hollis, is an initial 'Victorian' garden and wooded area with stunning Spring and Summer flowers with specimen trees. To the rear is an enclosed, and extremely private, landscaped garden with garden shed and benefits from breathtaking mature planting, lawned areas and trees, including rare palm trees, the garden offers a tranquil space to enjoy those long summer evenings. Perfect for entertaining with the glass house providing shelter from inclement weather.

Price... £1,295,000 Freehold



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, turn left at the roundabout into Station Road and continue up Martinsend Lane. Take the third turning right into Upper Hollis. Number 1 is the first property on the left

ADDITIONAL INFORMATION

EPC Rating C

Council Tax Band G

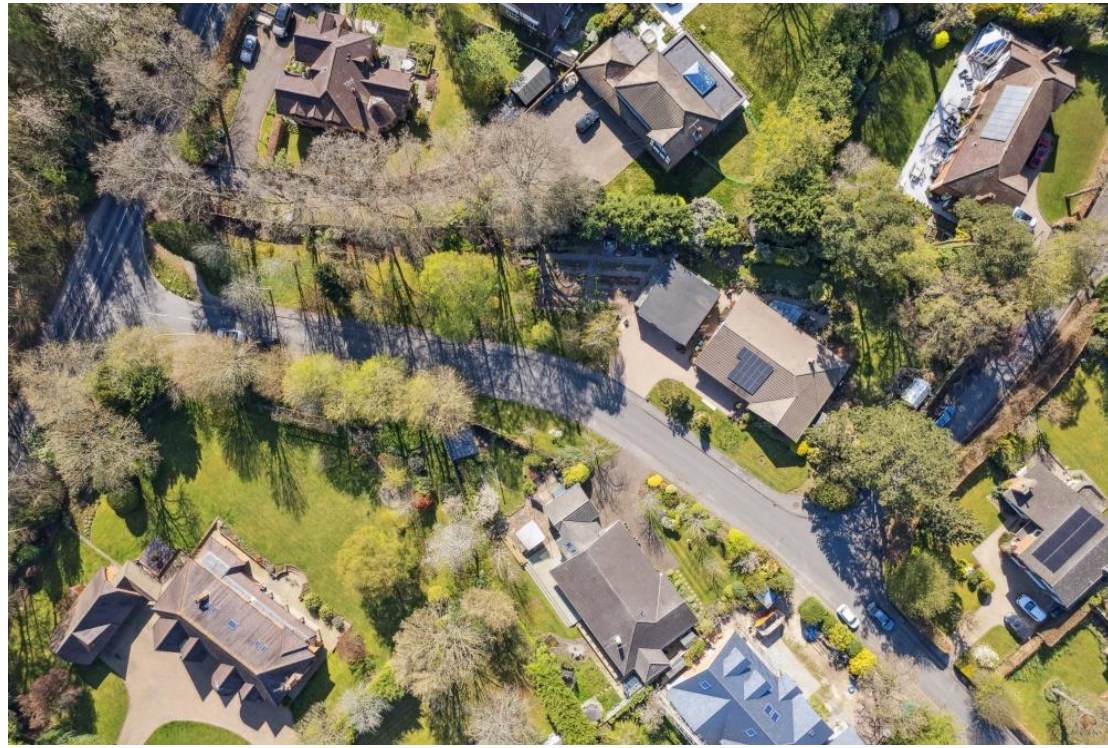
SCHOOL CATCHMENT

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.



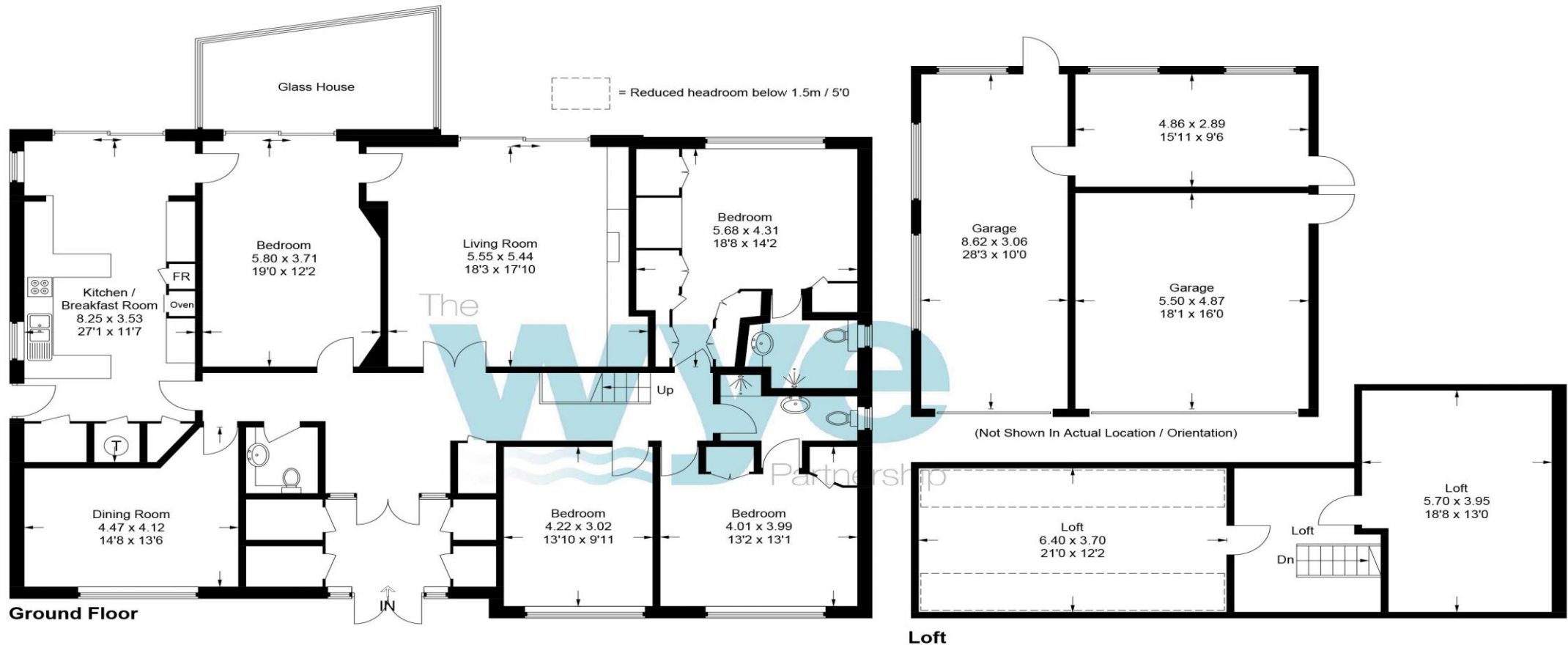
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Approximate Gross Internal Area = 215.2 sq m / 2,316 sq ft

Loft = 56.5 sq m / 608 sq ft

Garage = 69.2 sq m / 745 sq ft

Total = 340.9 sq m / 3,669 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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120 High Street, Prestwood, Buckinghamshire, HP16 9HD

01494 868 000

prestwood@wyecountry.co.uk

wyeres.co.uk

The **wye** Partnership