



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

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*An immaculately presented, five-bedroom, three bathroom, three reception room, detached house on a large corner plot tucked away in a quiet cul-de-sac location, yet only 3/4 mile from Great Missenden main line station.*

Entrance hall | Study | Dining room | Sitting room | Cloakroom | Family room | Large eat-in kitchen/dining room | Utility room | Five double bedrooms | Two ensuite shower rooms | Family bathroom | Detached double garage

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The front door opens into a light, bright and airy, entrance hall with a shiny, tiled floor that continues into the kitchen and utility room. A contemporary staircase with oak handrail and glass balusters leads to the first floor.

The fitted study is on the left, overlooking the front. Straight ahead is the extended, double-aspect, formal dining room with French doors out to the garden, and to the right is a double-aspect sitting room with feature log burner and, again, doors out to the garden. There is also a cloakroom fitted with a white suite.

The heart of the home is the large bright kitchen-dining room which is zoned into food preparation and dining areas. The kitchen is fitted with a range of cream, gloss units with black granite work tops and integrated Neff appliances, including a bank of two fan ovens, microwave and coffee machine plus a dishwasher, additional fridge and induction hob. The far side of the kitchen is the dining area with French doors to the garden behind which a short passage leads to the front aspect family-room and utility room, which is fitted with white gloss storage units, a butler sink and space for a washing machine and drier.

Upstairs there are five double bedrooms, two with ensuite shower rooms, and a family bathroom. The back of the house overlooks the lovely, secluded, back garden. The owners use the bedroom at the rear, with a refitted ensuite, as the master and one of the smaller bedrooms, still a double, as a dressing room. The second ensuite bedroom and one other large double are both front aspect with the fifth, large-double bedroom being rear aspect.

The property sits on a large, corner plot with a generous frontage, laid mainly to lawn in front of the house and with a brick paver drive leading to the detached double garage. The plot flares out into the lovely back garden. The portion to the side of the kitchen has been fenced off but the remainder, wrapping round to the far side, is open, level and laid mainly to lawn with two patio areas and some feature flower beds. The backdrop to the garden is of green shrubs and trees.

**Price... £1,750,000 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 office in Prestwood follow the High Street towards Great Missenden for approximately one mile. Turn left into Upper Hollis and take the first spur turning left. Number 35 can be found in the top left-hand corner.

## ADDITIONAL INFORMATION

EPC Rating to be advised  
Council Tax Band G

## SCHOOL CATCHMENT

Primary: The Prestwood Schools  
Boys' Grammar; Dr Challoner's, The Royal Grammar School, Aylesbury Grammar  
Girls' Grammar; Dr Challoner's High School, Aylesbury High School  
Mixed Grammar; Chesham Grammar School, Sir Henry Floyd Grammar School  
Upper School/All ability; The Misbourne School  
(We recommend you check accuracy and availability at the individual schools)

## MORTGAGE

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

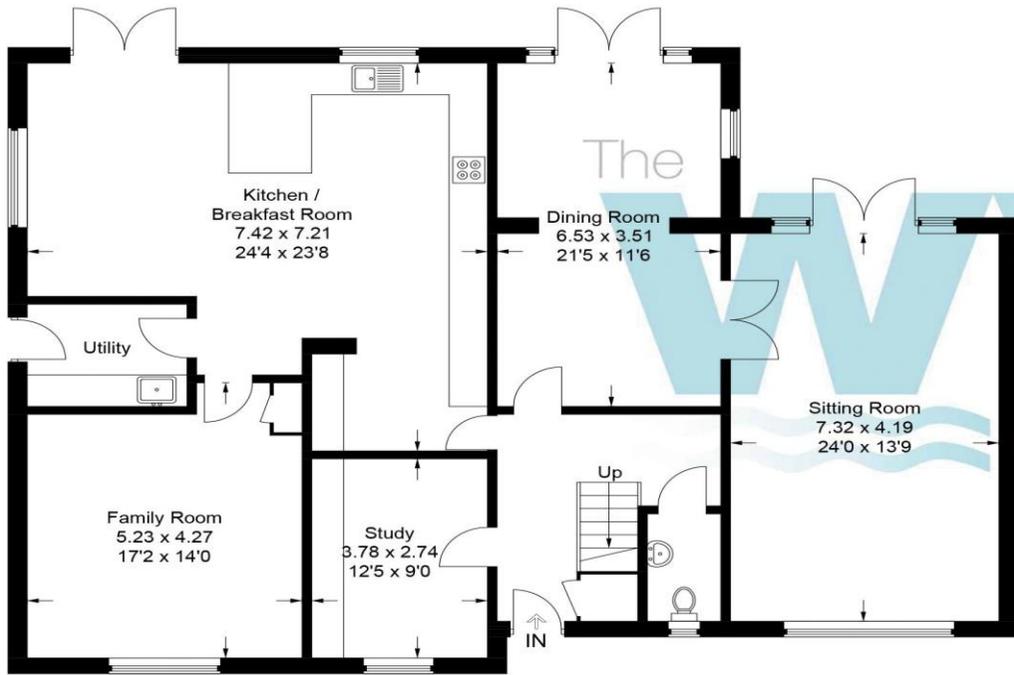
*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*

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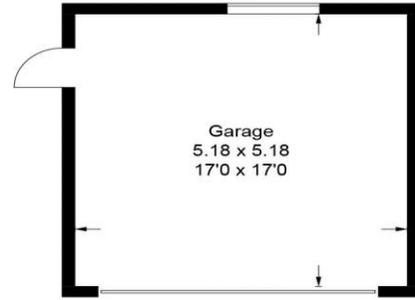


# 35 Upper Hollis

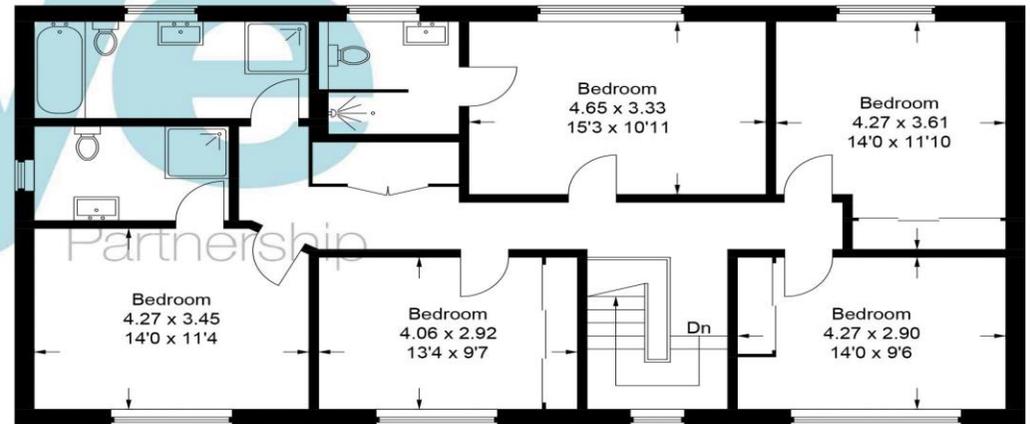
Approximate Gross Internal Area  
Ground Floor = 153.8 sq m / 1,655 sq ft  
First Floor = 112.5 sq m / 1,211 sq ft  
Garage = 27.0 sq m / 291 sq ft  
Total = 293.3 sq m / 3,157 sq ft



**Ground Floor**



(Not Shown In Actual Location / Orientation)



**First 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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