



Flat 3, Elmhurst, Great Missenden, Buckinghamshire, HP16 9AA

Forming part of this former Manor House dating back to the turn of the 17th Century, Elmhurst is a now a significant, historic house with stunning Georgian facades. This large, unique ground floor apartment is presented beautifully by the current owners with attention to detail given to maintain the character and opulence fitting for the surroundings.

| Communal Cupola Entranceway | Communal Entrance Hall | Entrance Hall | Inner Hall | Bathroom | Double Bedroom | Galley Kitchen | Utility Room | Living Area | Garden Terrace | Courtyard Cottage Garden | Garage | Storeroom | Gated Residents Parking | Communal Grounds |

Elmhurst, a former Manor House, originally dates around the turn of the 17th Century, with additions during both the Georgian and Victorian eras. Nestled in the heart of historic Great Missenden, the building now represents an imposing and beautiful period property with stunning Georgian elevations. Flat 3, is an exquisite apartment on the ground floor, to the rear of the house, enjoying private terraces from the bedroom and living area, a private courtyard cottage garden and wonderful views over the communal grounds.

When accessed from the high street, there is an initial Victorian, arched Cupola, leading to a large and welcoming communal reception hall, with a feature staircase believed to be Jacobean and access to a large communal cellar. The apartment is then accessed via it's own entrance hall leading to corridor providing access to the accommodation. Initially, there is the bathroom, beautifully designed to reflect the age of the property with large bath, wc, vanity hand wash basin and black and white diamond patterned tiling.

The impressive double bedroom is flooded with natural light via large, shuttered sash window and french doors leading onto a terrace and communal grounds. The wonderful high ceilings give the space a feeling of grandeur as does the feature, fret work, fireplace with stone surround. To the left of the main living area is a well equipped 'Country' galley kitchen with butler sink and utility room.

The main, sumptuous living area boasts a wealth a character features with the grounds and gardens framed within huge, floor to ceiling sash windows, french doors and a bay window with window seat. Measuring over 32' x 19', this versatile space has ample room for separate seating areas for both living and dining with plenty of space for home working. The room has parquet flooring running throughout and four beautiful, classical Georgian plaster pillars. The focal point at one end is an ornate, carved oak fireplace with chess board tiled hearth and modern log burner.

To the rear is a bay window with three full height sash windows and window seat for enjoying the grounds and garden. Two further floor to ceiling sash windows and double french doors open to raised private terrace offering a secluded, tranquil area for enjoying the grounds.

The current owner has created a wonderful geometric courtyard garden bordered by mature hedging, stunning planting and lions head water feature. The large communal grounds are designed to be used. With beautiful mature tree specimens, large expanses of lawn and walled planting areas. There is a gated residents parking area, garage in a separate block and garden storeroom.

Price... £595,000 Leasehold



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 follow the High Street towards Aylesbury going straight over both of the mini roundabouts. Elmhurst (with the glass portico) will be seen on the right just after the turning into Elmtree Green.

ADDITIONAL INFORMATION

Share of Freehold 97 years remaining on the lease; Service Charge ~ £4,500 pa; Council Tax Band D

SCHOOL CATCHMENT 2025/6

Primary - Great Missenden CofE Combined School Boys' Grammar – Dr Challoner's Girls' Grammar – Dr Challoner's High School Mixed – Chesham Grammar Upper School/All ability – The Misbourne School (We recommend you check accuracy and availability at the individual schools)

MORTGAGE

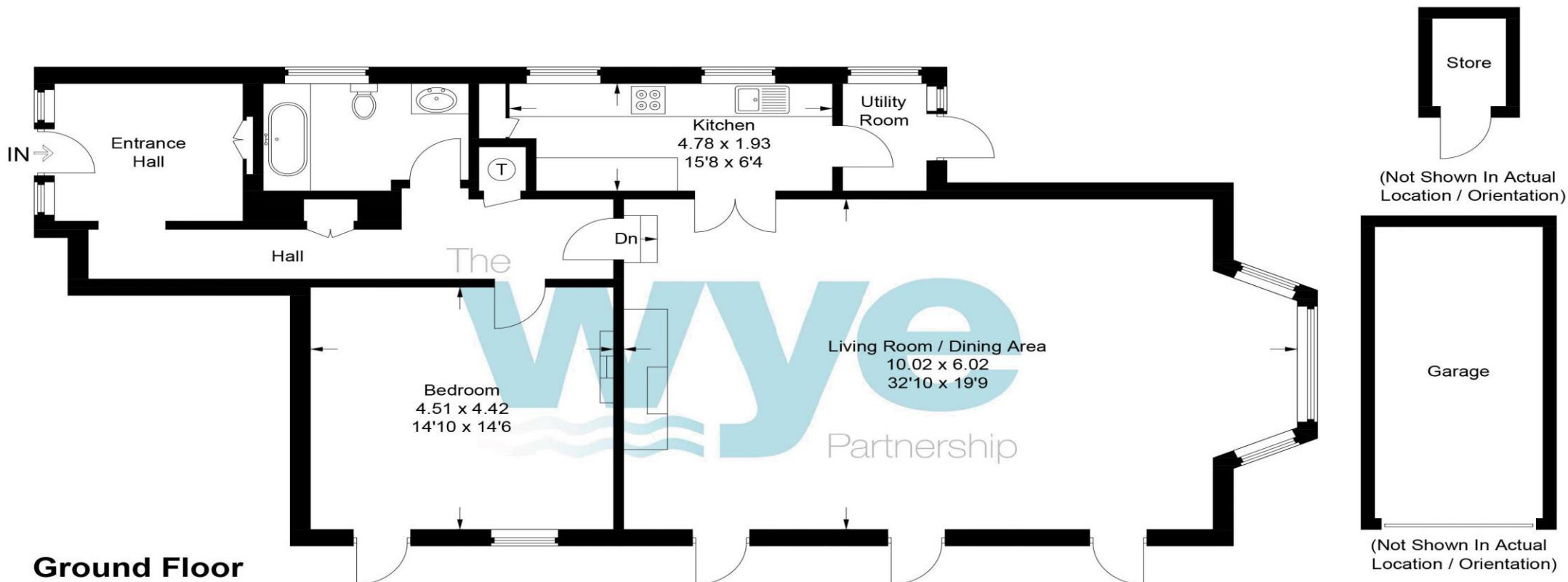
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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Flat 3, Elmhurst

Approximate Gross Internal Area
116.9 sq m / 1,258 sq ft
(Excluding Garage & Store)



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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