



Rignall Road
Great Missenden | Buckinghamshire

Guide Price £1,950,000
Freehold







Lower Hollises

Great Missenden | Buckinghamshire

Modern and extended by the current owner we are pleased to offer this particularly spacious family home located at the end of a private road approached via a long driveway to a particularly private large south facing garden, mainly laid to lawn.

The property comprises seven bedrooms, plus an additional annex providing spacious family living within walking distance of Great Missenden train station (London Marylebone).

Some of its many pleasing features include:

- **Large south facing garden**
- **Seven bedrooms**
- **Four bathrooms**
- **Gas fired central heating**
- **Art Deco style glazing**
- **Long driveway providing off street parking for many cars**
- **Detached double garage with two workshops and Annex above**
- **Room to extend further subject to necessary planning permission**

Ground Floor

Entrance Hall – Quarry tile steps rising to Oak engineered floor, stairs rising to first floor with panelling, under stairs storage cupboard, wall lights, Victorian column styled radiator, floor to ceiling double glazed picture window with Art Deco style, radiator.

Downstairs cloakroom WC – White wash hand basin with cupboard under, Quarry tiled floor, shelving, radiator, door to WC, low flush WC, Quarry tiled floor.

Playroom - Triple aspect, double glazed Art Deco style casement door leading to the rear garden, two radiators, large open fireplace with a wooden mantel piece surround, exposed brick, cast iron living flame Gas stove sat on a Slate hearth, spotlights, solid wood floor.

Breakfast room – Triple aspect, radiator, double glazed Art Deco style double doors to rear garden, spotlights, Oak engineered floor.

Kitchen – Fitted with a range of matching base units and wall cabinets and display cabinets, Granite worktop with inset double sink unit with single drainer and mixer tap, integrated stainless steel five ring gas hob, stainless steel splash back, stainless steel



extractor hood over, integrated Bosch microwave oven, integrated Bosch electric fan oven with oven grill, space for American style fridge freezer, integrated dishwasher, island unit with breakfast bar end, radiator, spotlights, Slate tiled floor.

Utility room – large space, fitted with a range of base units and wall cabinets, storage cupboard and drawers, Granite worktop with an inset sink unit with single drainer and mixer tap, plumbing for washing machine, wall mounted Worcester Bosch Gas central heating boiler, double glazed door to garden, extractor fan, spotlights, Slate tiled floor.

Dining room – Dual aspect, open fireplace with tiled surround, Quarry tiled mantel set on a tiled hearth, inset living flame Gas fire (disconnected), Victorian column style radiator, double glazed floor to ceiling windows, double glazed Art Deco style doors to garden, Oak engineered floor.

Sitting room - Open fireplace with tiled surround, Quarry tiled mantel set on a tiled hearth, inset living flame Gas fire (disconnected), double glazed floor to ceiling windows, double

glazed Art Deco style doors to garden, spotlights, Oak engineered floor.

First Floor

Landing – Spacious split level, contemporary style radiator, spotlights, stairs rising to the first floor, under stairs storage, radiator, linen cupboard, spotlights, airing cupboard housing a pressurised hot water tank, access to loft via a pull-down ladder and part boarded, Velux window, fitted carpet.

Principle bedroom – Dual aspect, contemporary style stainless and glass radiator, wall light, white floor.

En-suite WC – Matching contemporary style white suite comprising panelled bath with free standing mixer tap with shower attachment, large wash hand basin with storage drawer under, floating enclosed cistern WC, large walk in shower cubicle with rainwater shower head and hand held shower, contemporary style chrome towel rail, fully tiled, Ceramic tiled floor with electric underfloor heating, integrated medicine cabinet with light and power, extractor fan, spotlights.



Walk-in dresser room – Fitted with a range of bespoke handmade solid wood wardrobes, shelving, storage, spotlights, white floor.

Bedroom three – Radiator, fitted carpet.

Family Bathroom WC – Modern matching contemporary white suite comprising free standing double ended bath with free standing mixer tap over with shower attachment, floating WC with enclosed cistern, shower cubicle, fully tiled, bowl wash hand basin with mixer tap and storage under, contemporary style chrome towel rail, Ceramic tiled floor, electric under floor heating, extractor fan, spotlights.

Bedroom two – Radiator, fitted carpet.

Bedroom four – Dual aspect, radiator, fitted carpet.

Bedroom five - Dual aspect, radiator, fitted carpet.

Family Bathroom WC - Modern matching contemporary white suite comprising large wash hand basin with mixer tap and storage drawer under, floating WC with enclosed cistern, contemporary style chrome towel rail, shower cubicle, fully tiled, extractor fan, spotlights, Ceramic tiled floor, electric under floor heating.

Study – Bespoke fitted with Oak workstation with drawers, shelving, wall storage cupboards, radiator, spotlights, Oak engineered floor.





Top Floor

Landing – spotlights, Velux window, fitted carpet.

Bedroom six – Radiator, under eaves storage cupboards, two Velux windows with blinds fitted, storage cupboard, fitted carpet.

Shower room WC – matching white suite comprising bowl wash hand basin with mixer tap over, storage cupboard under, floating WC with enclosed cistern, contemporary style chrome towel rail, shower cubicle, fully tiled, extractor fan, spotlights, Ceramic tiled floor, electric under floor heating.

Bedroom seven – Radiator, two Velux windows with blinds fitted, wall lights, under eaves storage cupboard, built-in wardrobe cupboard, access to attic area.





Outside

Detached garage building with annex over with potential to develop.

Garage – Double garage space, up and over door, power and light, double glazed doors leading to store room and double doors leading to workshop.

Annex

Ground Floor

Entrance hall – stairs rising to the first floor, storage cupboards, spotlights, wood laminate floor.

Downstairs cloakroom WC – Matching white suite comprising low flush WC, wash hand basin with mixer tap with cupboards under, spotlight, wood laminate flooring.

First Floor

Landing / kitchenette – Velux window with fitted blind, wood laminate floor.

Sitting room – Dual aspect, Velux window with fitted blind, double glazed window, two storage heaters.

Bedroom – Velux window with fitted blind, electric Dimplex storage heaters, wood laminate floor.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	69	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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