



**The Pears**  
Great Missenden | Buckinghamshire

**£950,000**  
Freehold











# The Pears

## Great Missenden | Buckinghamshire

A very unusual opportunity to acquire this deceptively spacious, grade 2 listed, mixed use property, in the very heart of Great Missenden. Offering far more accommodation than meets the eye, the property requires modernisation, has a “secret garden” that is surprising larger than expected and benefits from a garage off the High Street that is on a peppercorn rent. This property lends itself to a buyer looking to live and work in Great Missenden and that wishes to run their business from home yet keep a High Street presence.

- 5 Bedrooms
- Mixed use
- Secret garden
- Garage on peppercorn ground rent
- High Street location
- Beautiful grade 2 listed building
- Viewing essential
- Sole agent

### Ground floor

**Entrance hall** – Inset coir mat, stairs rising to the first floor.

**Reception room** – Stripped wood floorboards, exposed timber beams, feature fireplace (un-tested) storage cupboards.

**Kitchen** – Under stairs storage cupboards, door to an older second set of stairs, a range of matching base units and wall cabinets, worktop with one and half bowl stainless steel sink unit with single drainer with mixer tap, plumbing for washing machine, space for tumble dryer, integrated Neff electric fan oven,



integrated five ring stainless steel gas hob with glass and stainless-steel diffuser extractor over, integrated fridge, Ceramic tile floor with underfloor heating, stable door to rear garden.

**Utility** - Ideal for boots and coats.

**Cloakroom WC** – Matching white suite comprising low flush WC, corner wash hand basin, vinyl floor, heated towel rail, extractor fan.

**Reception room** – Stripped wood floorboards, electric storage heater, storage cupboard, under stairs storage cupboard, feature fireplace (un-tested), quarry tiled hearth.

### First floor

**Landing** – Fitted carpet, curved metal balustrade around the original staircase from the kitchen, corner glazed windows with multiplane glass, storage heater, access to loft.

**Bedroom 1** – Currently used as a sitting room, fitted carpet, storage cupboard, fireplace with cast iron with a mantel piece surround and hearth (un-tested), exposed timber beams, wall mounted gas heater.





**Bathroom** – Double ended paneled bath with centre mixer tap and hand-held shower, chrome vertical heated towel rail adjacent, large walk-in shower cubicle with rainwater shower head and hand-held shower, heated towel rail, wash hand with mixer tap and storage cupboard, coloured cork floor, walk-in airing cupboard, electric radiator, extractor fan, spotlights.

**Bedroom two** – Currently used as a dining room, fitted carpet, storage cupboards.

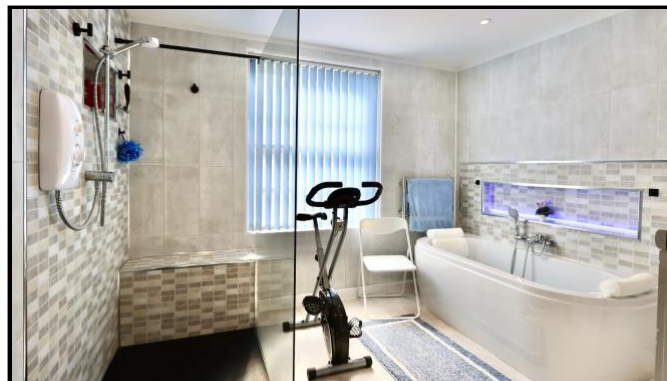
**Principal bedroom** – Dual aspect, fitted carpet, gas heater, fireplace with mantel piece surround (un-tested).

**Bedroom four** – Fitted carpet, fireplace with mantelpiece surround (un-tested)

**Bedroom five** – Fitted carpet.











## Outside

**Rear** - South facing sun terrace, outside light, outside tap, raised beds, large brick-built outhouse, power and light, garden shed, greenhouse, particularly well-stocked flower and shrub borders, pathway of approx. 50 meters in length and leads to a secluded beautiful rear garden which is mainly laid to lawn and flower and shrub borders, gravel sun area, paved sun terrace.

**Garage** – On a peppercorn ground rent, sliding door, power and light.

## 2 Church Street

Dual aspect, stripped wood floorboards, double doors onto Church Street, trap door leading to a full-length cellar, terracotta tiled floor, original Inglenook fireplace, exposed timber beams, doors leading onto Church Street.







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