



Martinsend Lane
Great Missenden | Buckinghamshire

£1,450,000 Subject to contract
Freehold







Purbeck

Great Missenden | Buckinghamshire

We are very pleased to offer this beautiful, detached family home. The property is perfectly located between Great Missenden and Prestwood and offers access to shops, cafes and Great Missenden railway station (Marylebone Line).

The accommodation is spacious and offers three reception rooms, a beautiful kitchen to the ground floor and five bedrooms and three bathrooms to the first floor. There is a large garden, a garage with space above and off-street parking. Viewing is highly recommended.

- Five Bedrooms
- Three Bathrooms
- Three Reception rooms
- Garage with loft space suitable for a home office or gym
- Large garden
- Off-Street parking
- Sole agent

Ground floor

Entrance hall - Spacious entrance hall with beautiful stripped wood floorboard, radiator, fitted carpet, under stair storage cupboard, stairs rising to first floor, roof light.

Downstairs cloakroom WC - Matching suite comprising low flush WC, corner wash hand basin with cupboard underneath, chrome vertical heated towel rail, wood effect vinyl flooring, large coat storage cupboard.

Drawing room – Triple aspect, fitted carpet, radiator, beautiful square bayed window, contemporary styled open fireplace with limestone mantelpiece surround and slate hearth, two radiators, built in storage cupboards, exposed timber beams.

Dining room - Dual aspect, fitted carpet, two radiators, leaded double doors to rear garden, spotlights, exposed timber beams, fireplace with inset living flame gas fire



with beautiful inset tiled slips, wooden mantelpiece surround, tiled hearth.

Sitting room - Dual aspect, part fitted carpet, wall lights, beautiful handmade display/storage cabinet, wood floor, two radiators, double glazed double door to south facing sun terrace.

Kitchen - Matching white base units and wall cabinets, wooden worktop with inset 1 ½ bowl cream sink unit with single drainer, mixer tap and waste disposal, plumbing for dishwasher, space for microwave oven, space for fridge freezer, radiator, stable door to rear garden, exposed timber beams, terracotta tiled floor, integrated Neff four ring induction hob, integrated Neff electric fan oven, spotlights, downlights.

Utility room - White base units, wooden worktop with inset Belfast sink with double drainer and mixer tap, plumbing for washing machine, door to rear garden, radiator, water softener, terracotta tiled flooring.

First floor

Landing - Fitted carpet, two accesses to loft space, boarded loft, light, airing cupboard housing lead copper cylinder water tank.

Bedroom - Dual aspect, fitted carpet, double glazed leaded doors to south facing balcony. Built in wardrobe cupboards, radiator.

Ensuite - Bathroom WC, matching white suite, panel bath with Victorian style mixer tap and shower



attachment, enclosed cistern WC, wash basin with marble surround and cupboard under, vinyl floor, heated towel rail.

Bedroom - Fitted carpet, radiator, built in storage/wardrobe cupboard.

Bedroom - Fitted carpet, plenty of built-in cupboards, built in drawers, radiator, double doors on to large south facing balcony.

Family bathroom WC - Matching modern fully tiled contemporary white suite with double ended panel bath with centre mixer tap and shower attachment. Enclosed wash hand basin with cupboard under, enclosed cistern WC, ceramic tiled floor, spotlights, chrome vertical heated towel rail

Bedroom - Fitted carpet, radiator, built in wardrobe cupboards, built in drawers.

Ensuite - Modern matching white suite, large shower cubicle with multi jets and rain shower head, bowl wash hand basin with corner mixer tap set on ceramic plinth, heated towel rail, heated ceramic tile flooring and extractor fan.







Bedroom - Dual aspect, fitted carpet, radiator, built in storage cupboard, enclosed wash hand basin with cupboards under.

Outside

Double Garage with Loft space - External staircase up to loft room, ideal for home office or gym, Velux windows, fully boarded.

Outside front – Outside taps, outside light, external power point.

Outside rear - Large private sun terrace, bordered by flint walls, lawn area and well stocked flower and shrub borders.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC

64 High Street, Great Missenden, Buckinghamshire HP16 0AN Tel: 01494 890990
 Email: info@jeremyswan.co.uk To register, please visit our website at www.jeremyswan.co.uk.
 To unsubscribe, please log in to your account on our website and follow the instructions.



All due care has been taken in the preparation of these particulars. However no responsibility is accepted for errors, nor can any claim be entertained for any expenses or inconvenience caused by reason of the withdrawal of particulars properties from the market by previous disposal or otherwise. All properties are offered subject to contract and being available on receipt of offers. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents, buyers are advised to obtain verification from their Solicitor. Room measurements have been made using a sonic tape. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as approximate. Photographs are for illustration only, may have been taken using wide angle lenses, and may depict items which are not for sale or not included in the sale of the property.

