



Honor End Lane
Great Missenden | Buckinghamshire

£2,000,000 Subject to contract
Freehold









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An outstanding and rarely available family home, situated on a gorgeous plot of 4.5 acres comprising a landscaped courtyard garden trimmed with an annexe and outhouses, formal gardens and recreational fields formally used as paddocks which have the benefit of a menage and direct access onto bridleways and footpaths.

- Surrounded by open countryside and affording views across the Rignall valley
 - 4 double bedrooms including a spacious self-contained annexe
 - Spectacular vaulted sitting room
 - Outbuildings formally used as stables
 - Approximately 3.5 acres of recreational fields
 - Snug sitting room, beautiful handmade kitchen and utility boot room
 - Office that could be converted into further bedroom space for the annexe
 - Sole agent

Ground Floor

Entrance hall – Terracotta tiled floor, exposed timber beams, stairs rising to the dining room, sitting room and first floor space. Under stairs storage cupboard, downstairs cloakroom WC, double glazed floor to ceiling picture window over-looking landscaped courtyard garden and across to the self-contained annex, radiator.

Cloakroom WC – White Victorian style suite comprising wash hand basin, low flush WC, Terracotta tiled floor, exposed timber beams, spotlights, extractor fan.

Kitchen/breakfast room – Dual aspect, bespoke handmade Oak fitted kitchen inlaid with Hazel and walnut, red Granite worktop with inset one and half bowls stainless steel sink unit with Granite drainer and mixer tap, filtered water tap, plumbing for dishwasher, shelving, Terracotta tiled floor, exposed timber beams, exposed brick chimney breast with inset six ring gas hob, two double electric fan ovens with grill, spotlights, radiator, walk-in pantry with shelving, double glazed double doors leading to sun terrace perfect for having breakfast in the sun.



Boot room – Terracotta tiled floor, base unit with worktop, plumbing for washing machine, plumbing for second dishwasher, venting for tumble dryer, cupboard housing an oil fired Grants central heating boiler, base unit, storage cupboard with worktop and inset stainless steel sink unit with single drainer and mixer tap, double glazed door to west facing rear garden with views across fields, exposed timber beams, spotlights, radiator.

Snug/sitting room – Fitted carpet, exposed timber beams, radiator, built-in storage cupboards, shelving, space for TV.

Dining room – Terracotta tiled floor, double glazed double doors to west facing sun terrace with views to open countryside, floor to ceiling windows, radiator, exposed timber beams, stairs rising to the vaulted sitting room, door to self-contained bedroom area.

First Floor

Sitting room – Galleried, vaulted, triple aspect stunning sitting

room, a beautiful shape room, floor to ceiling windows, exposed timber beams, fitted carpet, four Victorian style column radiators, huge, exposed brick chimney breast with oak mantel and quarry tiled hearth with open fireplace, triple insulated ceilings.

Landing – Galleried, floor to ceiling windows, overlooks the vaulted dining room and the courtyard.

Principle bedroom - Triple aspect and vaulted, dressing area with fitted carpet, three sets of built-in wardrobe cupboards, stairs rising to vaulted sleeping area with fitted carpet, two Victorian style column radiators, original cherry picker ladder, rising to the fully boarded loft area.

Ensuite - Spacious vaulted en-suite bathroom fitted with a matching white Victorian style suite comprising panel bath with Victorian style mixer tap and shower attachment, twin pedestal wash hand basins, low flush WC, large shower cubicle, ceramic tiled floor, exposed timber beams, spotlights, extractor fan, Victorian style column radiator.

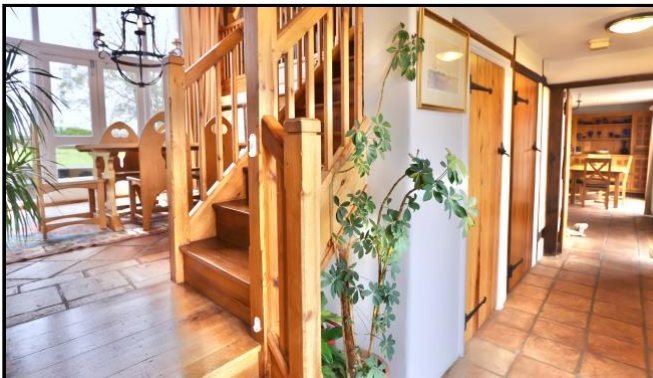


Ground Floor

Family bathroom WC - Matching white Victorian style suite, free standing roll top claw footed slipper bath with Victorian style mixer tap and shower attachment, low flush WC, pedestal wash hand basin, large shower cubicle, extractor fan, exposed timber beams, spotlights, radiator, Amtico oak style floor.

Bedroom two – Large storage cupboard, radiator, exposed timber beams, spotlights, Amtico oak style floor.

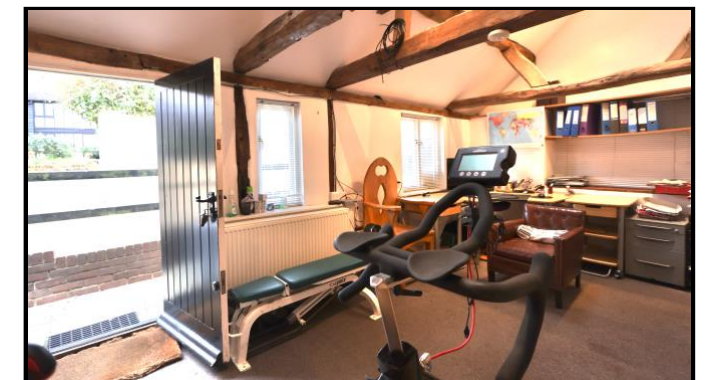
Bedroom three – Built-in wardrobe cupboards, radiator, exposed timber beams, spotlights, fitted carpet.





Annexe - Dark oak Amtico flooring, two skylights which are agricultural style double glazed windows, exposed timber beams, spotlights, two radiators, fitted kitchen comprising a granite worktop with inset Frankie stainless steel sink unit with mixer tap and granite drainer to side, a two ring induction hob with a Frankie stainless steel extractor hood over, integrated microwave combination oven, drawers and storage cupboards, integrated fridge and integrated freezer, walk in wet room, shower cubicle, ceramic slate style floor, matching white Victorian suite comprising wash hand basin, low flush WC, chrome vertical heated towel rail, exposed timber beams, spotlight, extractor fan.

Office - Vaulted exposed timber beams, fitted carpet, radiator, currently being used as an office, however, could easily be incorporated into the studio apartment as a further bedroom, wall mounted Vaillant combination boiler.





Eastside Garden – Private courtyard walled garden, selection of brick raised beds, well stocked flower and shrubs borders, various sun terraces with York stone footpaths, trimmed with brick, laid to lawn, barbeque area with ornamental pond, gravel area ideal for further parking or hobby car.

Wine room – Fully insulated and racked with power and light and access to large fully boarded loft.

Large garden shed - With power and light.

Workshop - With power and light.

Carport - Concrete hard standing with light and an outside tap.

Westside Garden - Sweeping gravel driveway set behind electric wooden 5 bar gates surround the gardens. The gardens have a beautiful pond, stunning views across the Rignall valley are mainly laid to lawn with flower beds.

Paddocks - Approximately 3.5 acres formally used as horse paddocks that could be used for other countryside interests. The paddocks have the benefit of a rubber and sand manage, stables with tack room, hay store and hard standing all accessed via an all-weather track, ideal for a horse box. The paddocks have direct access onto the bridleway network.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	55	63
(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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