



Rignall Road
Great Missenden | Buckinghamshire

£1,495,000 Subject to contract
Freehold



Pipers Croft

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We have pleasure in offering this particularly spacious 5 double bedroom family house located towards the end of a quiet, private cul de sac. Sat on approximately 0.75 acres, Pipers Croft is ideal for a family looking to be within Great Missenden and having easy access to the shops, cafes and rail station (London Marylebone), yet still being within a short walk of the pretty Chiltern Hills' footpaths and beautiful countryside

- Five double bedrooms, family bathroom and two ensuite shower rooms
- Double garage and large gravel driveway providing off street parking for many cars
- Private road location
- Large south facing garden with an overall plot size of approximately 0.75 acres
- Recently refitted kitchen breakfast room
- Sole agent



Ground Floor

Reception Entrance hall – Amtico tiled floor, engineered oak floor, under stairs storage cupboard, stairs rising to the first floor, Velux window, radiator, spotlights.

Downstairs cloakroom – Modern matching white suite comprising enclosed cistern WC, wash hand basin with mixer tap and cupboard under, Amtico tiled floor, radiator, further storage cupboards.

Study – Dual aspect, engineered oak floor, radiator, spotlights.

Dining room – Double glazed double doors to the side garden, engineered oak floor, radiator, cluster spotlights.

Family room – Dual aspect, sliding double glazed door to the side garden, engineered oak floor, radiator, spotlights.

Living room – Triple aspect, original solid wood parquet floor, two radiators, wall lights, double glazed double doors to the south facing sun terrace, bay window, open fireplace.

Kitchen – Recently re-fitted with a range of base units, floor to ceiling storage cupboards, composite worktop with inset Blanco double sink unit with filtered mixer tap, soft closing drawers, black gas Aga with double oven, side gas twin hob companion, peninsula with a breakfast bar end, space for an American style fridge and freezer, Wi-Fi enable Neff electric fan oven, Neff combination microwave oven, integrated Miele dishwasher, water softener, two Velux windows, skylights, Amtico tiled floor, vertical contemporary styled radiator, double glazed bi-folding doors with integral blinds to a south facing sun terrace and garden.

Utility room – Matching white base units, wall cabinets, floor to ceiling storage cupboards, worktop with inset stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, vented for tumble dryer, double glazed casement door to the south facing sun terrace, Amtico tiled floor, heated vertical towel rail, spotlights.

First Floor

Landing – Spacious, half galleried, fitted carpet, sun light tunnel, access to part boarded loft via a pull-down ladder with light and power and housing a horizontal pressurised hot water tank and a Worcester Bosch Greenstar boiler.

Principal bedroom – Dual aspect, fitted carpet, radiator, range of built-in wardrobe cupboards, large walk-in storage cupboard.



Ensuite Shower room – Fitted with a range of matching white units comprising low flush WC, wash hand basin with mixer tap, large walk-in shower cubicle with Hansgrohe Croma shower system, rain-water shower head with hand-held shower, vertical heated towel rail, ceramic tiled floor, slate tiled shower floor, extractor fan, spotlights.

Family Bathroom – Dual aspect, modern matching white suite comprising double ended bath with centre mixer taps with shower attachments, pedestal wash hand basin with mixer tap, low flush WC, shower cubicle, Grohe Grohtherm 1000 shower system, fully tiled, vertical heated towel rail, ceramic tiled floor, extractor fan, spotlights.

Bedroom two – Dual aspect, bamboo style floor, radiator.

Ensuite shower room – Modern matching white suite, low flush WC, wash hand basin, shower cubicle, fully tiled, heated towel rail, ceramic tiled floor, extractor fan, spotlights.

Bedroom three – Wood laminate floor, radiator.

Bedroom four – Dual aspect, wood laminate floor, fitted wardrobes with sliding doors, radiator.

Bedroom five – Dual aspect, wood laminate floor, fitted wardrobes with sliding doors, radiator.





Outside

Own driveway providing off street parking for many cars, detached double garage and large storage shed/workshop.

Front/side garden - Mainly laid to lawn, greenhouse and large summer house.

South facing rear garden – The total plot extends to approximately 0.75 acres. The rear garden is mainly laid to lawn with well stocked borders. Timber shed, south facing sun terrace, outside light and outside tap, small pond.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	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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