



Bryants Bottom Road
Great Missenden | Buckinghamshire

£775,000 subject to contract
Freehold


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Marchwood

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Offering probably one of the best value pounds per square foot in the Chiltern Hills (£328.40), we offer this deceptively spacious, extended, five-bedroom detached family which has been the subject of comprehensive modernisation in recent years. Located within the highly desirable hamlet of Bryants Bottom, the property is within walking distance of the popular The Gate pub and only a short drive to Princes Risborough, Great Missenden and High Wycombe with their multiple shopping centres and access into London Marylebone and the M40 motorway.

- Five bedrooms
- Three bathrooms
- Oil fired central heating and double glazing
- Own driveway and double length garage
- Beautiful hamlet location within walking distance of The Gate pub and restaurant
- Easy access onto the public footpath network across the Chiltern Hills
- Chain free
- A hamlet with a strong community spirit and a WhatsApp group
- Sole agent

Ground floor

Entrance hall – Spacious, ceramic tiled floor, staircase rising to the first floor with oak and glass balustrades by Neville Johnson, under stairs storage cupboard.

Downstairs shower Room WC – Matching white suite comprising low flush WC, wash hand basin with mixer tap with storage cupboard under, shower cubicle, fully tiled, extractor fan, ceramic tiled floor.

Sitting room – Dual aspect, engineered wooden floor, two radiators, fireplace with a wooden mantelpiece surround, slate hearth, inset electric fire (could be reinstated as an open fireplace subject to the necessary inspection), sliding doors through to the dining room.



Very large dining/family room – Engineered wooden floor, sliding double glazed patio doors to the rear garden, radiator, cast iron wood burning stove sat on a ceramic tiled plinth, spotlights, wall lights.

Kitchen – Range of matching base units and wall cabinets, wood effect worktop with inset stainless steel sink unit with mixer tap, plumbing for washing machine, space for fridge freezer, integrated four ring induction hob, integrated electric stainless steel oven, radiator, ceramic tiled floor, spotlights.

Utility room – Double glazed door to the front, double glazed door to the rear, plumbing for washing machine, butler sink, ceramic tiled floor, oil fired central heating boiler, storage cupboard.

First floor

Landing – Fitted carpet, oak and glass balustrades by Neville Johnson, access to loft.

Principal bedroom – Fitted carpet, two radiators, range of built-in wardrobe cupboards, airing cupboard housing a lagged copper cylinder hot water tank.

Bedroom two – Engineered wood floor, radiator, built-in wardrobe cupboards, louvered doors to a Jack & Jill shower with shower cubicle and wash hand basin.

Bedroom three – Fitted carpet, radiator, built-in wardrobe cupboards with louvered doors, access via louvered doors to a Jack & Jill shower with shower cubicle and wash hand basin.



Bedroom four – Fitted carpet, radiator, built-in wardrobe cupboards, built-in dresser unit and shelving.

Bedroom five – Fitted carpet, radiator.

Bathroom – Modern matching white suite comprising paneled bath with mixer tap with shower attachments, wash hand basin with mixer tap and cupboards under, enclosed cistern WC, radiator, fully tiled, slate effect vinyl floor.

Outside

Front – Own driveway with off-street parking for two cars and leading to a triple length garage with up and over door. The garage has the oil tank in it and has power and light. West facing sun terrace, outside tap, outside light.

Rear – Stunning views across the Chiltern Hills, sun terrace with cast iron balustrades, rear door to the triple length garage.

Office/outside room - Insulated office/outside room with power and light, ideal as a home office, studio or therapy room.





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