



**Grimms Hill**  
Great Missenden | Buckinghamshire

**£2,150,000**  
Freehold





# Grimms Hill

## Great Missenden | Buckinghamshire

Occupying an enviable south facing plot on one of South Bucks' most prestigious and sought-after private roads, Ollaberry offers a great deal of truly versatile living accommodation to suit modern lifestyles.

This superbly located property is within walking distance of both Great Missenden train station (approx. 40 minutes to London Marylebone) and the attractive period high street.

Set within landscaped gardens, this unique property takes full advantage of the secluded south facing plot and affords views over the picturesque rolling Chiltern Hills, this sought-after area is also renowned for its outstanding selection of grammar and private schools.

Key features include:

- Five double bedrooms
- Three bathrooms
- Dual aspect drawing room
- Two further reception rooms
- Sweeping driveway with ample parking
- Large south facing gardens of approx. 1 acre
- Double garage

### Great Missenden -

Nestled in the picturesque Chiltern Hills and surrounded by open countryside, Great Missenden is extremely popular with families looking to relocate to a pretty countryside location yet retain easy access to London. With easy access to both Amersham and Beaconsfield shopping facilities, plus a regular and fast rail link to central London, Great Missenden is an unbeatable location.

### Grimms Hill -

As the area's premier road, Grimms Hill is a beautiful, mature, tree lined private avenue, bordered by wide grass verges. With exceptional detached houses on large plots, this sought-after location is popular with local families, as well as those moving to the area seeking easy access to London.



### FIRST FLOOR

**Entrance lobby** – coir mat, radiator

**Split level entrance hall** – Solid oak floor, radiator, large cupboard, stairs descending to ground floor with sky lantern above.

**Utility room** – Fitted with a range of matching white base units and wall cabinets, worktop with inset white sink unit with single drainer and mixer tap, plumbing for washing machine, space for tumble dryer, door to side pedestrian access, ceramic tiled floor, radiator, and wall mounted Worcester Bosch gas central heating boiler.

**Kitchen** – Matching solid wood base units and wall cabinets, worktop with inset one and half bowl white sink unit with single drainer and mixer tap with waste disposal, peninsula unit with breakfast bar surround, five ring gas hob, extractor over, integrated electric double oven, integrated Bosch dishwasher, space for a microwave, space for a fridge freezer, down lighting, pantry area with wine racking, ceramic tiled floor, radiator, floor

to ceiling south facing picture window overlooking the rear garden, door to south facing balcony, spotlights.

**Cloakroom** – enclosed cistern WC, radiator, bowl wash hand basin with mixer tap and storage cupboard under, solid oak floor and wall light.

**Family / dining room** – Solid oak floor, sliding patio doors to south facing sun terrace, radiator, contemporary style wood stove with wooden mantelpiece and slate hearth, radiator, floor to ceiling picture windows, double doors to sun terrace.

**South facing sun terrace** – glass and steel balustrades, porcelain tiles, outside lights, stairs descending to rear garden.

**Library** – radiator, access to loft (part boarded and light), double bevelled glass doors through to the drawing room.

**Dual aspect drawing room** – open fireplace with wood mantelpiece and slate hearth, fitted carpet, three radiators, Kef surround sound home cinema system.



**Bedroom five / office** – fitted carpet, radiator, views across the Chiltern Hills.

**Dual aspect study** – fitted carpet, radiator, views across the Chiltern Hills, walk in storage cupboard with shelving.

## GROUND FLOOR

Split level landing – Door to garage, two large storage cupboards (one housing pressurised hot water tank).

**Bedroom two** – fitted carpet, radiator, spotlights, window seat with drawers and cupboards under, door to:

**Jack and Jill family bathroom** – contemporary styled white suite comprising large walk-in shower with rainfall shower head, chrome vertical heated towel rail, floating WC with enclosed cistern, wash hand basin with mixer tap and storage under, extractor fan.

**Bedroom three** – two radiators, spotlights, walk-in wardrobe cupboard.

**Bedroom four** – fitted carpets, two radiators, wall lights, large built-in wardrobe cupboards with sliding doors.







### Principal bedroom suite:

**Dual aspect bedroom** - fitted carpet, radiator, wall lights, sliding patio doors to sun terrace and south facing garden.

**En-suite bathroom one** – white suite comprising enclosed double ended bath with centre mixer tap, bowl wash hand basin, large shower cubicle with rainfall shower head, low flush WC, chrome vertical heated towel rail, spotlights, tiled floor with electric under floor heating.

**En-suite shower room two** – matching white suite comprising large shower cubicle, wash hand basin with mixer taps and cupboards under, enclosed cistern WC, fitted carpet, heated towel rail.

**Dressing room** – fitted carpet, radiator, spotlights.

### OUTSIDE

**Rear** - large south facing garden of approximately 1 acre; mainly laid to lawn with a large selection of mature plants, shrubs, and trees, affording a sense of privacy and seclusion.

Side garden affording a larger frontage to Grimms Hill.

**Front** – Sweeping driveway providing off street parking for many vehicles.

**Double garage** - electric up and over door and door to side pedestrian access.





64 High Street, Great Missenden, Buckinghamshire HP16 0AN Tel: 01494 890990  
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