

# Redwood House

Little Kingshill, Great Missenden, Buckinghamshire







# An impressive country home on the edge of a village.

Great Missenden 1.8 miles (London Marylebone 45 minutes), High Wycombe 4 miles, M40 J4 6.7 miles, Aylesbury 11 miles,  
Beaconsfield 10.5 miles, London Heathrow 23 miles, Central London 37 miles  
(All distances and times are approximate).

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## Summary of accommodation

Reception hall | Drawing room | Dining room | Study | Kitchen/breakfast/family room | TV room | Cloakroom

Four en suite bedrooms | Further bedroom

## Garden and grounds

Triple garage with room above | Studio | Summer house | Landscaped gardens

In all about 1.01 acres





# Situation

Redwood House is located on a tranquil lane at the edge of Little Kingshill, a charming area nestled within the Chilterns, known for its stunning natural beauty.

The picturesque High Street of Great Missenden, with its boutique shops and restaurants, is just just around 1.7 miles away, offering access to the Chiltern Line station, which provides a commuter service to London Marylebone taking from around 45 minutes. The nearby A413 connects Amersham and Aylesbury are both nearby and offer a variety of shopping options and amenities. Amersham is located on the metropolitan line with links directly into the west end and the city.

This area is also highly regarded for its educational institutions, including the Little Kingshill Combined School, Dr. Challoner's Grammar School for boys in Amersham, and the High School for girls in Little Chalfont.



# Redwood House

Redwood House is a striking family home that creates a remarkable first impression as you arrive via the long private drive, complete with a turning circle around a picturesque water feature. Elegant steps lead up to the front door, which opens into a welcoming reception hall featuring a galleried landing. The layout offers ample space for family living and entertaining, with double doors opening into a spacious triple-aspect drawing room and a formal dining room, both featuring charming fireplaces.

The exceptional open-plan kitchen, breakfast, and family room boasts a comprehensive selection of bespoke units paired with quartz countertops, an island, and breakfast bar. Built-in appliances include dual ovens, two microwaves, warming drawers, an induction hob, and a range of stainless steel 'sub-zero' fridges, freezer drawers, and a wine cooler. The space features elegant porcelain floor tiles with underfloor heating, and two electric Velux skylights ensure an abundance of natural light. Additionally, there's a walk-in utility cupboard equipped with a washing machine and tumble dryer. French doors open out onto a gravelled seating area perfect for alfresco dining and entertaining. A stylish office is situated off the hallway, offering lovely views of the rear garden.

On the first floor, the principal bedroom suite is impressive, featuring exquisitely crafted bespoke cabinetry. Sliding doors lead seamlessly into a generously sized en suite bathroom. Additionally, there are three more luxurious en suite bedrooms, along with one extra bedroom, providing ample space for family and guests.















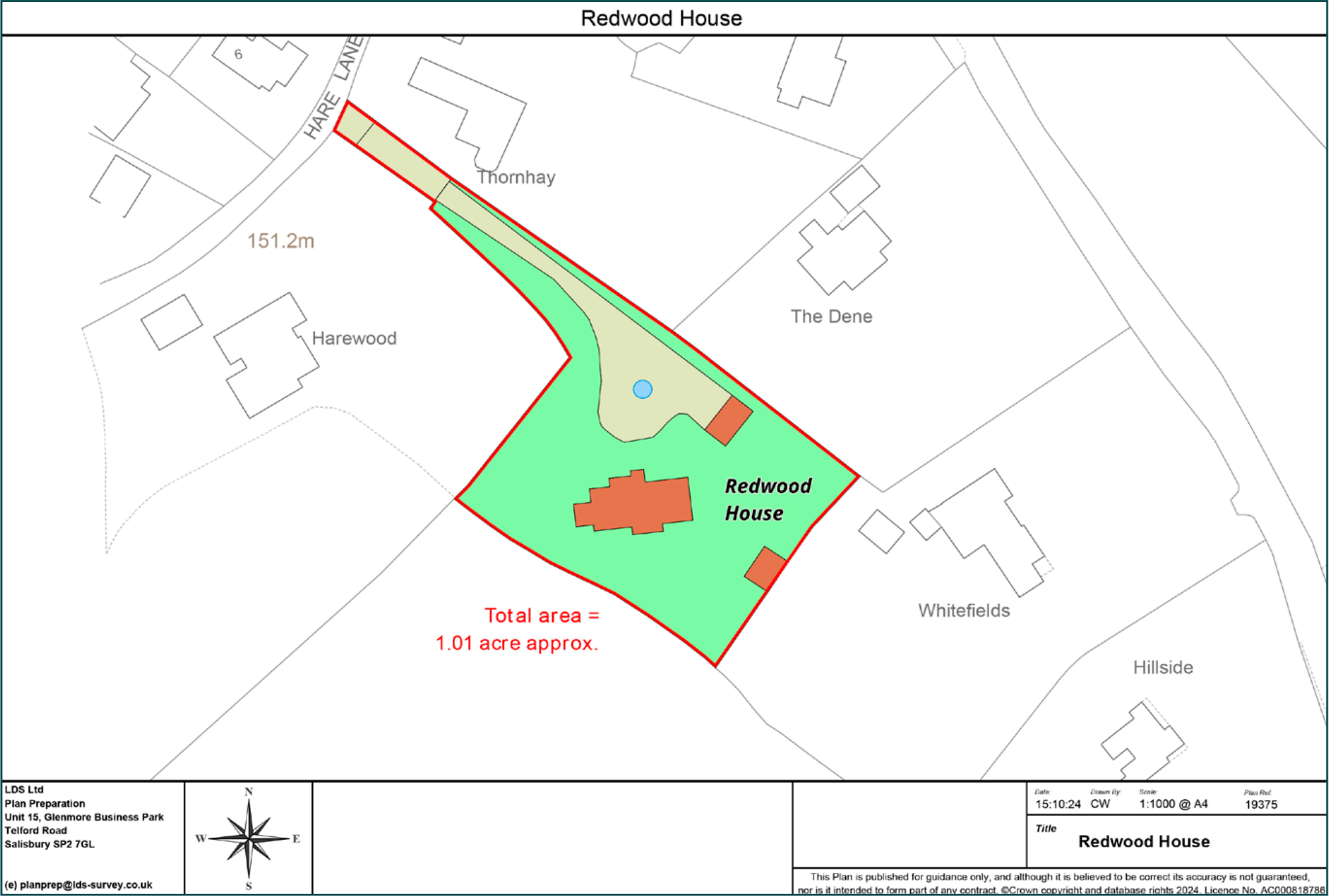
## Outbuildings

The property includes a garage that accommodates three cars, complemented by a versatile room above that is currently used as a gym, offering an ideal space for fitness and recreation.





The studio features a generously sized living room and kitchenette, complete with an en suite shower room and a convenient storage room, in a stylish setting.





FLOORPLANS

Approximate Gross Internal Floor Area  
Main House: 427 sq m / 4,596 sq ft  
Garage: 52 sq m / 559 sq ft  
Outbuildings/Gym: 84 sq m / 904 sq ft  
Total Area: 563 sq m / 6,059 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

PROPERTY INFORMATION

Property Information

Services:
Mains gas, mains water, mains electricity, mains drainage.
Tenure:
Freehold.
Local Authority:
Buckinghamshire Council
Council Tax:
Band H
EPC:
Band C
Postcode:
HP16 0EF
what3words:
///boost.untrained.allergy
Viewings:
All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.







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