



Ballinger Road, South Heath,
Buckinghamshire, HP16 9QJ

TIM RUSS
& COMPANY



**Ballinger Road
South Heath
HP16 9QJ**

A wonderful detached family home dating back to 1925, full of charm and character, situated in a good sized plot of just under 1/3 acre, offering scope to modernise and extend, subject to the necessary planning consents.

No Onward Chain

£775,000 Freehold



The Property

This much loved family home is looking for new custodians who will love and cherish it as much as the previous owners. The property now requires updating and offers scope to extend, subject to the necessary planning consents.

The accommodation comprises: entrance hall, cloakroom, double aspect sitting room with open fireplace, kitchen/breakfast room, double aspect dining room with sliding patio doors leading to the conservatory, garage & utility room with a door leading out to the garden. To the first floor there are three bedrooms and a shower room.

Outside

Screening to the front of the property is provided by mature hedging with further specimen trees and shrubs. There is a driveway providing off street parking which leads to the garage. There is a gated side access leading to the superb rear garden which is laid mainly to lawn with mature trees and shrubs. In all, the plot extends to just under 1/3 acre.

Additional Information

Council Tax Band: F / EPC Rating: E

Location

South Heath is a small hamlet high up in the Chiltern Hills. Within the vicinity are a variety of country walks through open farm land, fields and woodlands. From the village, a footpath allows pedestrian access directly into the village of Great Missenden (about 1¼ miles), without crossing any major roads. Great Missenden offers specialised shopping and mainline station into London Marylebone (approx. 36 minutes fast train). The A413 allows access via the A40 into London, as well as connections into all major motorways. Buckinghamshire is renowned for its state and private education, details of which can be gained from the local authority.

Post code for SatNav: HP16 9QJ

Viewings

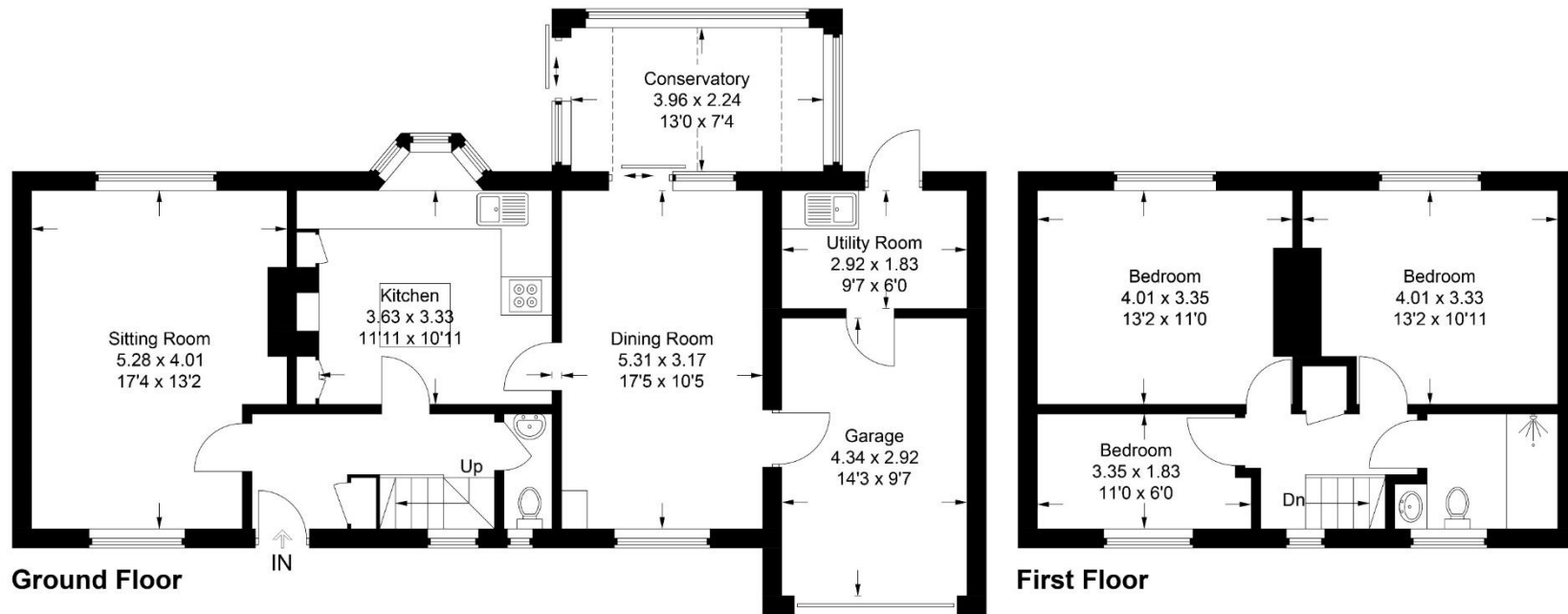
Strictly by appointment only.

Mortgage

Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		





Approximate Gross Internal Area
 Ground Floor = 91.2 sq m / 982 sq ft (Including Garage)
 First Floor = 43.2 sq m / 465 sq ft
 Total = 134.4 sq m / 1,447 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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