



**Lanterns, Marriotts Avenue, South Heath,
Great Missenden, Buckinghamshire, HP16 9QN**

ROBSONS
RESIDENTIAL SALES

Nestled along a private, no-through road within an Area of Outstanding Natural Beauty, Lanterns offers the perfect blend of rural tranquillity and convenient connectivity, with Great Missenden station and local amenities only 1.6 miles. Thoughtfully designed and generously proportioned, the property features a welcoming reception hall with galleried landing, 3-reception rooms, and 4-season conservatory. The kitchen/breakfast room enjoys views over the private 100ft south-westerly facing rear garden, complemented by a separate utility room and a guest cloakroom. Upstairs, there are 4-double bedrooms and 2-bathrooms, including a principal bedroom with en-suite. Outside, a full-width block-paved driveway provides ample parking and leads to an integral double garage. Located just 4.5 miles from Amersham, the property is ideally positioned for fast, frequent rail links to London and access to top-rated schools, including the renowned Dr Challoner's Grammar School for Boys in Amersham and the Girls' School in neighbouring Little Chalfont. No onward chain.

Freehold - EPR: E - Council Tax Band: G



Viewing by appointment only
via

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* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when ordering carpets, curtains or other furnishings. Garden and site measurements are approximate and boundaries have been measured as fenced or taken from the Ordinance Survey via Promap or both. Purchasers should seek confirmation of the legal boundaries from their solicitor prior to proceeding with a purchase.

* Robsons for themselves and for the vendors or lessors of this property give notice that; (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Robsons has any authority to make or give any representation or warranty whatever in relation to this property

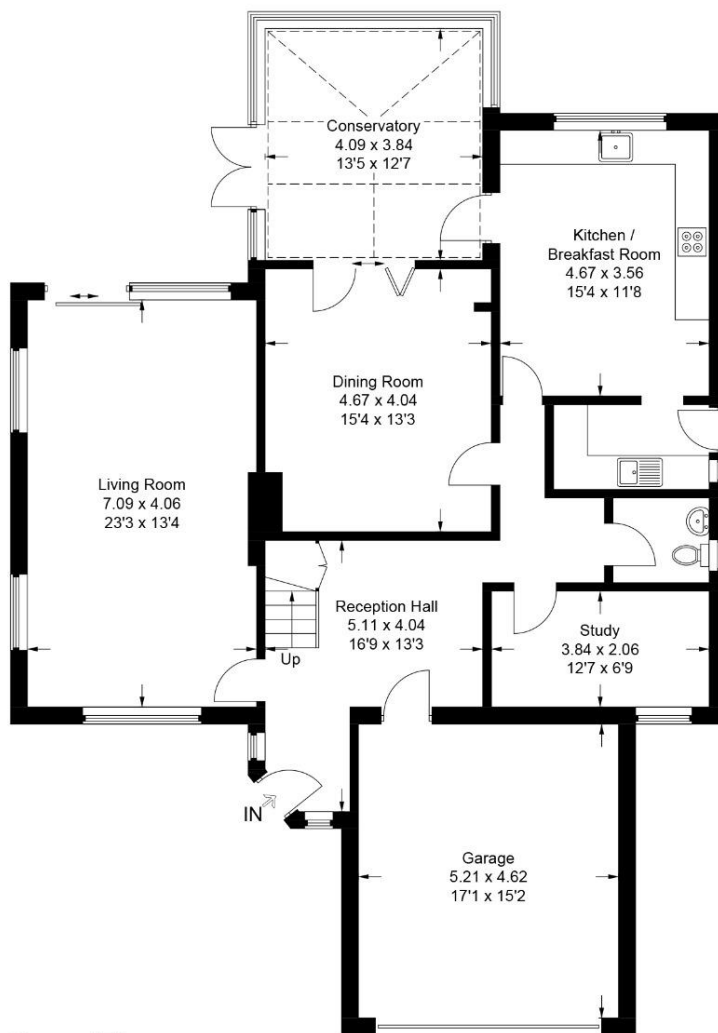
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Approximate Gross Internal Area

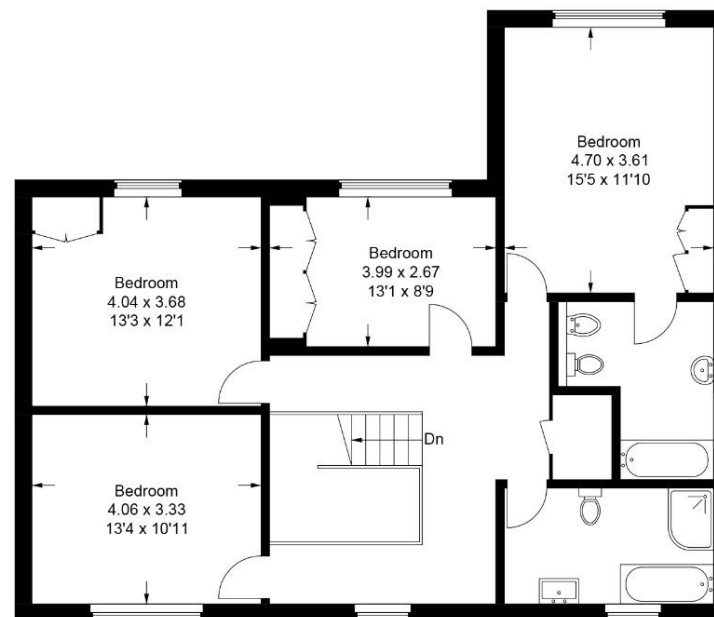
Ground Floor = 146.1 sq m / 1,573 sq ft

First Floor = 97.9 sq m / 1,054 sq ft

Total = 244.0 sq m / 2,627 sq ft



Ground Floor



First Floor

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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