



Woodland House, Chiltern Road, Ballinger,
Great Missenden, Buckinghamshire, HP16 9LJ

ROBSONS
RESIDENTIAL SALES

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Set within the picturesque village of Ballinger, Woodland House is an impressive, detached family home in a generous 0.43-acre plot on a private no-through road. The property offers spacious and versatile accommodation, with welcoming entrance porch, generous hallway, cloakroom, three well-proportioned reception rooms (inc. a large, triple-aspect sitting room with an open fireplace, a stunning light-filled orangery with a cosy log-burning stove, and study), a traditionally styled kitchen/breakfast room, utility room, part galleried landing, four double bedrooms, three of which feature built-in wardrobes, and two well-appointed bathrooms, including an en-suite to the principal bedroom. The gardens are attractively landscaped with a generous lawn, mature planted borders, and direct access into ancient woodland beyond. Please note, **planning approval (expired) for first floor extension over garage (PL/20/0441/FA)**

Freehold - EPR: E - Council Tax Band: G

Set high in the Chiltern countryside, Ballinger is a small Village with a village hall, church and cricket pitch. Gt Missenden is approx. 2.5 miles away and has local shopping and a main line train service to London Marylebone. Amersham is approx. 6 miles away and offers a wider range of shops, schooling and recreational facilities, together with a Metropolitan and main line rail service to London.



Viewing by appointment only
via

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Directions: From the A413 at Great Missenden, take the B485 (Frith Hill) signposted Chesham and take first left into Ballinger Road. Follow this road for approx. 1.65 miles through South Heath and into Ballinger. Drive through Ballinger, passing the cricket ground on your left and Chiltern Road will be the next turning on your right. Continue to the end where the road becomes private, beyond the white gate. Woodland House is the first property on the left.

* 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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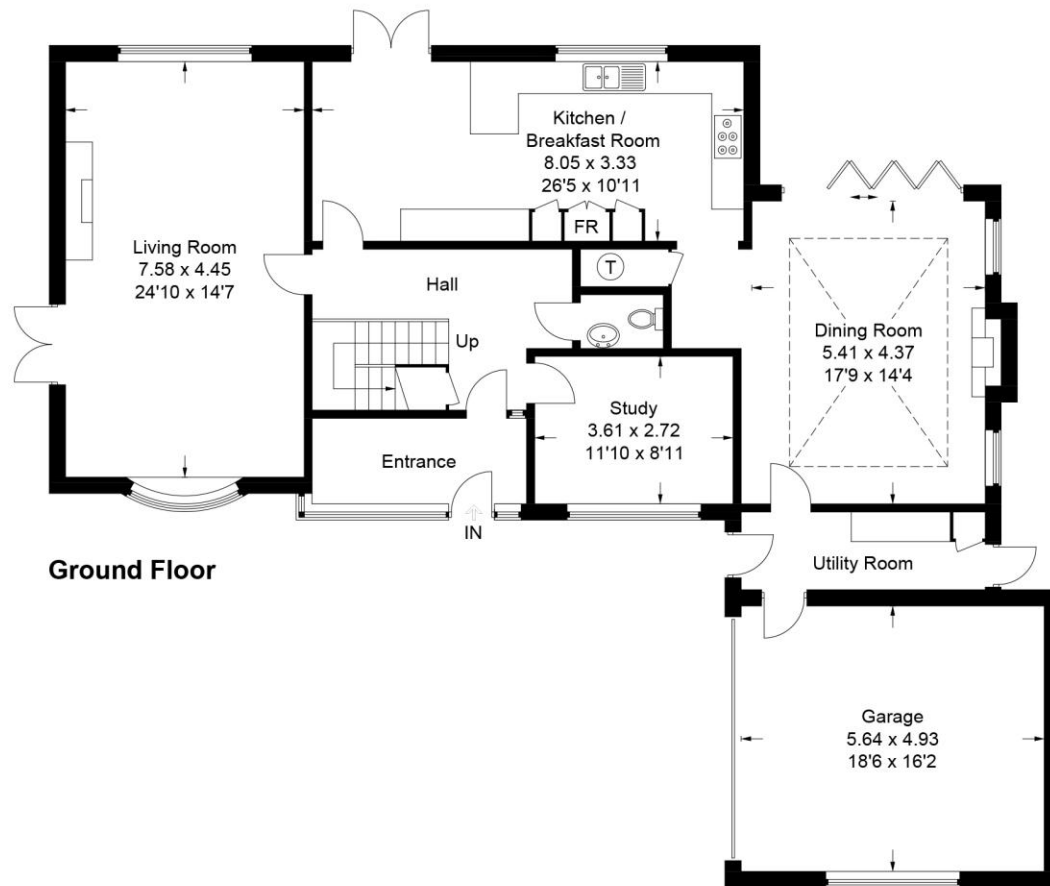
Approximate Gross Internal Area

Ground Floor = 165.8 sq m / 1,785 sq ft

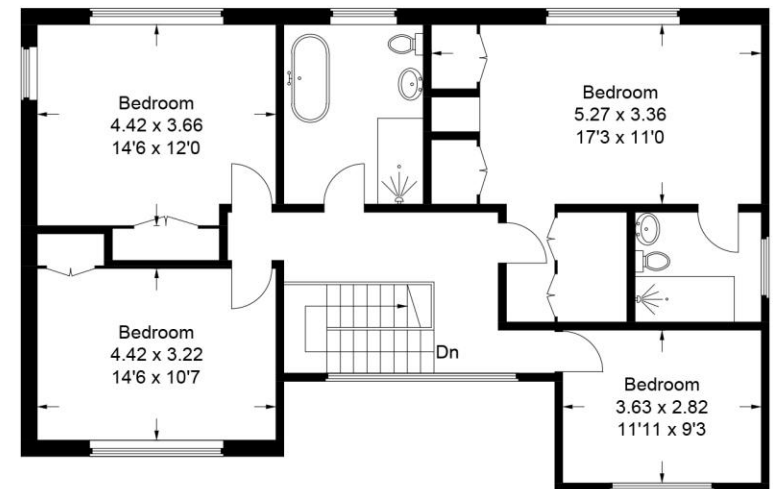
First Floor = 100.9 sq m / 1,086 sq ft

(Including Garage)

Total = 266.7 sq m / 2,871 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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