



Martinsend Lane
Great Missenden | Buckinghamshire

£2,200,000
Freehold





THE COPPICE





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Idyllically located on a mature, beautifully landscaped plot of approximately 0.65 acres and backing directly onto woodland, this beautiful, seven-bedroom detached house, thoughtfully extended by the current owner, offers the perfect family home for those seeking a countryside location that is very well connected into London Marylebone (40 minutes) by a 400m walk to Great Missenden station, and by car (15 mins to M40, 20 mins to M25).

- 7 bedrooms and 5 bathrooms
- Beautifully landscaped south facing rear garden
- Driveway with off-street parking for many cars and large garage
- Ground floor annexe area with separate integrated entrance
- Underfloor heated areas can be separately controlled to supplement the gas central heating
- Sole agent

Ground Floor

Spacious entrance hall and dining room – Limestone tiled floor, stairs rising to the first floor, wall lights, open fireplace with an inset cast iron wood burning stove, storage cupboards, contemporary styled vertical radiator, standard radiator, steps down to understairs storage and coat rack, spotlights.

Cloakroom/ W.C. – Modern matching white suite comprising low-flush W.C., corner wash hand basin, radiator, spotlights, limestone tiled floor.

Sitting room – Solid oak floor, open fireplace with inset cast iron wood burning stove and mantelpiece surround with granite hearth. Sliding double-glazed doors to terrace and south-facing garden, 2 radiators.

Reception room – Dual aspect, solid oak floor, 2 radiators, built-in shelving and storage cupboards with desk, wall lights.

Dual aspect kitchen/breakfast room – Fitted kitchen in sage green with matching base units, wall cabinets and storage cupboards, granite worktops, small peninsula with breakfast bar end, integrated wine fridge, integrated Bosch dishwasher, integrated bin system, space for an American style fridge freezer, pantry cupboard, modern electric Aga with 3 ovens and additional side companion with four-ring gas hob and two further ovens, and extractor hood. 2 skylights, radiator, electric underfloor heating to



the breakfast room end, inset one and a half bowl stainless steel sink unit with single drainer and mixer tap. Limestone effect ceramic tiled floor. Dual aspect double-glazed bi-fold and French double doors to the south-facing rear garden and sun terrace.

Study – Dual aspect, overlooking the garden through south-facing windows, solid oak floor, radiator, built-in shelving, spotlights.

Boot room – Boot room with a double door to the side pedestrian access, radiator, hanging for coats, storage shelf, limestone effect ceramic tiled floor.

Second entrance hall – Limestone effect ceramic tiled floor, doorway to the front driveway, range of fitted storage cupboards ideal for coats, radiator. Potential entrance for separate self-contained annexe.

Dual aspect reception room – Currently used as a downstairs bedroom, could be repurposed as a home office space with separate access for visiting clients. Solid oak floor, two radiators, electric underfloor heating.

Double entrance shower room/W.C. – Large shower cubicle with seat for accessibility, chrome vertical heated towel rail, wash hand basin, enclosed cistern floating W.C., storage cupboards, limestone effect ceramic tiled floor with electric underfloor heating, spotlights.

First Floor

Spacious landing – Fitted carpet, two north-facing windows, stairs rising to the top floor, airing cupboard housing lagged copper cylinder hot water tank, south-facing garden view through gallery windows, two radiators.

Principal bedroom – Fitted carpet, range of built-in Smallbone wardrobe cupboards, double-glazed French doors to south-facing balcony overlooking the garden, two radiators.

Ensuite bathroom/W.C. – Modern matching white suite comprising panel bath with mixer tap and separate shower over, shower curtain and wash hand basin with mixer tap and granite surround with storage cupboard under, low-flush W.C., wood effect luxury vinyl floor, chrome heated towel rail.

Bedroom 2 – Dual aspect, south-facing, solid oak floor, radiator, built-in wardrobe cupboards.

Family bathroom – Modern matching white suite comprising panel bath with Victorian style mixer taps and shower attachment, shower screen, pedestal wash hand basin, chrome heated vertical towel rail, fitted carpet, spotlights.

Separate W.C. – With low-flush W.C., radiator and vinyl floor.



Laundry room – With a range of matching base units and wall cabinets, worktop with inset stainless steel sink unit with mixer tap and single drainer, plumbing for washing machine, venting for separate tumble dryer, extensive airing cupboard housing copper lagged cylinder hot water tank, and wall-mounted gas central heating boilers, access to part-boarded loft via a pulldown ladder, radiator, extractor fan.

Bedroom 3 – Dual aspect, south-facing, fitted carpet, radiator, built-in clothes hanging rail.

Bedroom 4 – Dual aspect, fitted carpet, radiator, built-in clothes hanging rail.

Shower room/W.C. – Modern matching white suite comprising double shower cubicle, pedestal hand wash basin, low-flush W.C. Linoleum flooring, radiator, extractor fan, spotlights.

Top Floor

Landing – Fitted carpet.

Bedroom 5 – Fitted carpet, radiator, walk-in wardrobe, large window with fan light, small loft hatch.

Bedroom 6 – South-facing, fitted carpet, radiator, built-in wardrobe cupboards, small loft hatch.

Shower room/W.C. – Modern matching white suite comprising shower cubicle, low-flush W.C., wash hand basin with mixer tap, wood effect luxury vinyl floor, radiator.

Loft – Large full-height boarded loft with walk-in access and under eaves storage space.







Outside

Front garden – Gravel driveway providing off-street parking for many cars, laid to lawn with well stocked flower and shrub borders. Raised lawn with separate driveway access.

Garage – With electric up and over door, built-in shelving, power and lighting, and space for workshop area.

Beautiful south-facing rear garden – Backing directly onto woodland with public footpath via a gate at the bottom of the garden, with enabling access to village. Secluded large family garden with terrace, mature trees, well-stocked flower and shrub borders, tree house, and garden shed, tap, double power socket and lights. Vegetable garden with raised beds, and herb garden.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 





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To unsubscribe, please log in to your account on our website and follow the instructions.



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