



Little Hollis  
Great Missenden | Buckinghamshire

£1,600,000  
Freehold









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Situated on a large plot in a quiet residential cul de sac we offer this 5-bedroom, 3 bathroom detached property, extended and fabricated to a high specification by the current owners. Boasting the perfect modern family home, it benefits from being in the catchment of several state and independent schools rated 'Excellent' by Ofsted. For those looking to escape to the countryside whilst also retaining good transport links into London, Great Missenden railway station is just a short walk or drive away and gets you into London Marylebone in 40 minutes on the fast train and the M25 and M40 are also within short driving distance (15-20 minutes).

- Double glazing and gas fired central heating
- Large, professionally landscaped rear garden
- Double integral garage and driveway providing off-street parking for several cars
  - High specification appliances and fittings
  - Media room with hidden cable management
- Potential to arrange some of the ground floor accommodation into a self-contained annexe
  - Sole agent



### Ground Floor

**Spacious reception entrance hall** – fitted carpet, stairs rising to the first floor with oak and glass balustrades, radiator with cover, spotlights, understairs storage.

**Downstairs cloakroom/W.C.** – modern contemporary style suite comprising enclosed cistern floating W.C., wash hand basin with corner mixer tap, contemporary styled vertical heated towel rail, ceramic tiled floor, spotlights.

**Snug** – fitted carpet, radiator, built-in shelving.

**Dual aspect sitting room** – fitted carpet, two radiators, contemporary styled gas living flame fire, sliding double-glazed doors, double glazed casement door through to large conservatory, spotlights.

**Conservatory** – double-glazed French doors to brick paved sun terrace, double-glazed casement door to side garden, ceramic tiled floor, five double electric points, ceiling vent, spotlights.

**Dual aspect kitchen/breakfast room** – Alno German fitted kitchen comprising matching base units, wall cabinets, display cabinets and drawers with granite worktop with inset one and a half bowl stainless steel sink unit with single drainer and chef's mixer tap, integrated Küppersbusch dishwasher, electric Miele fan, steamer, microwave grill ovens, induction hob with a Miele stainless steel and glass extractor hood over, porcelain tiled floor with electric underfloor heating, tread lights to the bottom of the kitchen cabinets, integrated Küppersbusch fridge with icebox above, downlighting, three Velux windows, sliding double-glazed patio doors to the rear garden, sliding widescreen style window above the sink unit perfect for entertaining in the summer, spotlights.

**Utility room** – porcelain tiled floor, base units with white worktops and inset stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, vented for tumble dryer, door to the garage and door to the pedestrian side access, extractor fan, radiator, spotlights.

**Media/garden room** – Ideal as a self-contained annexe, open plan space with Amtico wood effect luxury vinyl floor, radiator,

Origin window, wet underfloor heating system air conditioning that heats and cools, triple sliding patio doors, electric blinds, separate double-glazed Origin casement door to the rear garden, roof lantern, integrated wire system in the walls for media cable management, wall lights, computer programmed lighting, spotlights.

**Walk-in wet room** – Swiss-made Hansgrohe fully tiled modern matching white suite comprising enclosed cistern floating W.C, wash hand basin with mixer tap and storage cupboard under, shower curtain rail, mirror with touch sensitive lighting, contemporary style vertical heated towel rail, extractor fan.

### First Floor

**Landing** – fitted carpet, oak and glass balustrades, two loft hatches giving access to the boarded loft via pulldown ladders, radiator, airing cupboard housing a lagged copper cylinder hot water tank, spotlights.



**Ensuite bathroom/ W.C.** – modern matching white suite comprising panel bath with centre mixer tap and shower attachment, pedestal hand wash basin with mixer tap, low-flush W.C., fitted carpet, radiator, spotlights.

**Dual aspect bedroom** – currently used as a gym, fitted carpet, air conditioning with heating, range of deep wardrobe cupboards with mirror-fronted sliding doors, plumbing in situ to make an ensuite, spotlights.

**Spacious family bathroom/W.C.** – Kohler white contemporary styled matching suite comprising free-standing double-ended bath with centre contemporary styled mixer tap and shower attachment, floating wash hand basin with mixer tap, low-flush W.C., large Aqualisa shower cubicle, vertical heated towel rail, slate tiled floor with electric underfloor heating, extractor fan, floating wall-mounted vanity unit with Hollywood mirror, spotlights.

**Double bedroom** – presently used as a dressing room, fitted carpet, radiator, range of built-in wardrobe cupboards.

**Bedroom** – fitted carpet, radiator, range of built-in wardrobe cupboards.

### Outside

**Double garage** – integral, double electric up and over door, water softener, Ideal wall-mounted gas central heating boiler

**Front garden** – large own driveway providing off-street parking for several cars, remainder mainly laid to lawn with flower and shrub borders, side pedestrian access to the rear garden.

**Rear garden** – a sunny exceptionally quiet and peaceful landscaped garden, mainly laid to lawn with well stocked shrub and flower borders, automatic sprinkler system, pergola, various patio areas.











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