



Aylesbury Road
Great Missenden | Buckinghamshire

£1,295,000
Freehold



Aylesbury Road

Great Missenden | Buckinghamshire

We are pleased to bring to market this immaculately presented 4-bedroom, 2 bathroom semi-detached cottage teaming with bespoke fittings and high spec finishes located within walking distance of the village's highly desirable centre with its independent shops, eateries and the mainline railway station into London Marylebone.

Some of its many pleasing features include:

- Bespoke fitted dual aspect kitchen with high spec integrated appliances
 - Bespoke timber framed windows throughout
- Underfloor, gas-fired central heating and double-glazing
- Impressive principal bedroom with ensuite and walk-in wardrobe
 - Off-street parking for many cars
- In the catchment for several 'Excellent' state and independent schools
 - Sole agent



Ground Floor

Entrance hall – solid oak floor, wood panelling, stairs rising to the first floor with locally made cast iron decorative balustrades and understairs storage cupboard, wall lights, spotlights.

Downstairs cloakroom/W.C – modern matching white suite comprising enclosed cistern W.C, wash hand basin with side mixer tap, oak effect floor.

Dual aspect open plan kitchen/dining/garden room – Dining room area with solid walnut floor, multipane bow window, radiator, Victorian style cast iron fireplace. Bespoke kitchen, range of matching base units, drawers and wall cabinets in walnut veneer with magic corner in the corner cupboard. quartz worktop with inset one and half bowl Abode sink unit with single drainer, chef's mixer tap and InSinkErator waste disposal, integrated bin system, integrated pull out larder cupboard. Integrated NEFF dishwasher, integrated NEFF steam oven, Integrated NEFF coffee machine, integrated Aqua Assist NEFF oven, integrated NEFF electric fan oven, integrated NEFF fridge freezer. Island unit with a mixture of the same quartz and granite worktop, five-ring NEFF induction hob, NEFF teppanyaki, downdraft De-Dietrich extractor fan, integrated sink unit with mixer tap and side drinks tap for hot and cold drinks, breakfast

bar end, two integrated cutlery and utensil drawers, two integrated Hotpoint fridge drawers, two integrated crockery drawers, integrated wine rack with integrated wine fridge cooler beneath. Tiled floor with a wet underfloor heating system, 3 Velux windows in the roof, double-glazed multipane double doors to the rear garden, spotlights.

Utility room – range of matching base units and wall cabinets, quartz worktop with inset stainless steel sink unit with mixer tap and single drainer, plumbing for washing machine, solid oak floor, radiator, spotlights.

Boot room – tiled floor, underfloor heating, base units with granite worktop and inset double Belfast sink with mixer tap, cupboard housing water softener, wall mounted gas central heating boiler, pressurised hot water tank, manifold for the underfloor heating, double-glazed multipane door to the rear garden.

Study – solid oak floor, radiator, dual aspect bay window.

Dual aspect sitting room – solid oak floor, underfloor heating, double-glazed wooden bi-folding doors to the rear garden, two bay windows, contemporary styled open fireplace

with Stovax contemporary Rivo Studio 2, granite hearth and a small granite mantle. Concealed TV behind contemporary artwork by a local artist, remote controlled lighting, 3 integrated electric double floor sockets.

First Floor

Landing – wood effect Karndean floor with access to partially boarded loft with power and light via pulldown ladder, spotlights.

Dual aspect principal bedroom – wood effect Karndean floor, cast iron Victorian styled column radiator, fantasia palm leaf colonial style ceiling fan.

Ensuite bathroom/W.C – modern matching contemporary styled white suite comprising panel bath with mixer tap and centre tap controls and corner handheld shower, walk-in shower cubicle with rainwater showerhead and handheld shower attachment. Enclosed cistern W.C with douche, extractor fan, enclosed hand wash basin with mixer tap and cupboards under, two side wall lights, contemporary styled brushed stainless steel vertical heated towel rail, spotlights.



Walk-in wardrobe – wood effect Karndean flooring.

Bedroom 3 – wood effect Karndean flooring, radiator.

Family bathroom/W.C – modern matching contemporary styled white suite comprising panel bath with mixer tap and handheld shower attachment, wash hand basin with mixer tap, enclosed cistern floating W.C with douche, mirror with concealed storage cupboard behind, walk-in shower cubicle with rainwater showerhead and handheld shower. Chrome vertical contemporary heated towel rail, extractor fan and spotlights, integrated modern medicine cabinet with integrated shaver socket and lighting, ceramic tiled floor with electric underfloor heating and a radiator.

Bedroom 2 – wood effect Karndean flooring, radiator, range of built-in wardrobe cupboards.

Bedroom 4 – wood effect karndean flooring, radiator.

Outside

Shared vehicular access - approaching an electric remote-controlled gate providing off-street parking for many cars, outside tap, outside electric powerpoint, automatic floodlight, with access into particularly well-stocked landscaped rear garden.

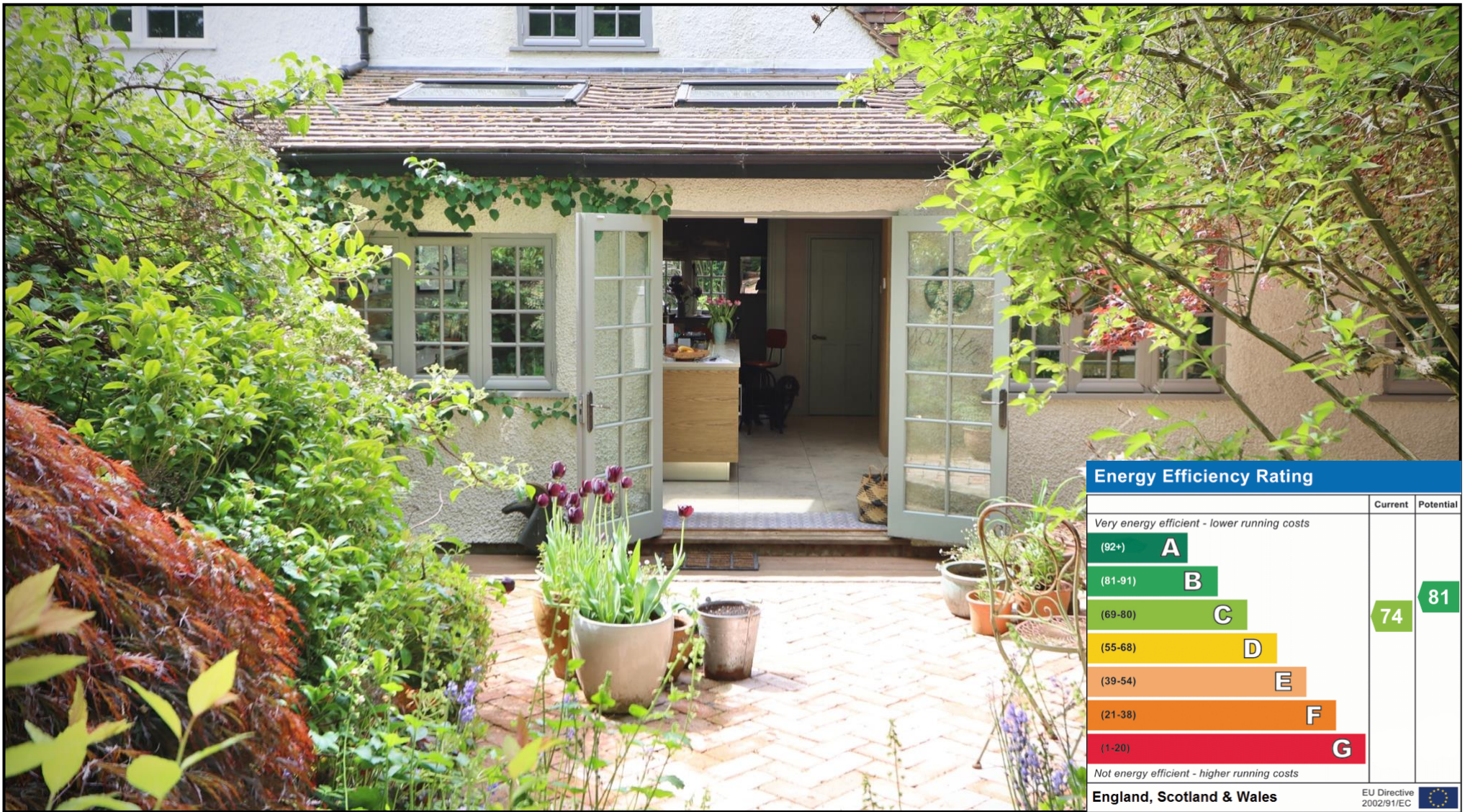
Pathway – leading to house

Side pedestrian access – to the rear garden, outside lights and outside power.

Rear garden – two sun terraces to the rear of the home, one herringbone brick-paved, one composite wood effect boarding, 4 outside voice activated lights, shed presently used as a wood store. Mostly laid to lawn with well-stocked flower and shrub borders, long footpath meandering through the grounds with Cotswold chip stone, pond with waterfall, greenhouse, compost and vegetable garden.

Double garage and workshop – power, light, attic storage via pulldown ladder, electric up and over door, outside tap.





64 High Street, Great Missenden, Buckinghamshire HP16 0AN Tel: 01494 890990
 Email: info@jeremyswan.co.uk To register, please visit our website at www.jeremyswan.co.uk.
 To unsubscribe, please log in to your account on our website and follow the instructions.



All due care has been taken in the preparation of these particulars. However no responsibility is accepted for errors, nor can any claim be entertained for any expenses or inconvenience caused by reason of the withdrawal of particulars properties from the market by previous disposal or otherwise. All properties are offered subject to contract and being available on receipt of offers. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents, buyers are advised to obtain verification from their Solicitor. Room measurements have been made using a sonic tape. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as approximate. Photographs are for illustration only, may have been taken using wide angle lenses, and may depict items which are not for sale or not included in the sale of the property.

