



Blackthorne Lane
Ballinger | Buckinghamshire

£1,600,000
Freehold



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We are pleased to offer this particularly well presented detached five-bedroom, 4-bathroom family home within this sought-after hamlet just a short drive away from Great Missenden and its High Street of independent shops, cafes and railway station into London Marylebone.

Immaculately finished to a high modern standard with a landscaped rear garden, a double storey annexe and a quintessentially English view across the cricket field opposite, it provides a fantastic, highly flexible family accommodation in which to entertain, within the catchment area for several state and independent schools rated 'excellent' by Ofsted.

- 4 double bedrooms plus a two-storey double bedroom annexe
 - 3 reception rooms
- Beautiful garden with covered entertaining space
 - Views across the cricket field
- Large driveway with parking for many cars and garage
 - Double glazed and oil-fired central heating
 - Sole agent



Ground Floor

Reception entrance hall - wood effect ceramic tiled floor, contemporary styled vertical radiator, understairs storage cupboard, stairs rising to the first floor, wall lights, spotlights.

Study - fitted carpet, radiator, spotlights.

Front sitting room - dual aspect, fitted carpet, two radiators, contemporary styled open fireplace with a limestone mantelpiece surround, a polished granite hearth, wall lights.

Large contemporary styled open plan kitchen/diner - Leicht floor to ceiling built-in white contemporary styled storage cupboards, two integrated double height fridges, integrated double height freezer, drinks station with filtered hot and cold water tap, glass shelving, roll down front and drawers below, larder unit with pullout revolving racking, two single Küppersbusch fan ovens, microwave with sliding plate warmer drawer under, steam oven with sliding plate warmer drawer underneath, integrated flush-mounted Küppersbusch wine cooler, contemporary styled island unit with a sculpted Corian and granite worktop with curved breakfast bar ends and taupe drawer units to both sides, integrated Küppersbusch induction hob with

contemporary-styled extractor over, four contemporary styled chrome vertical radiators, double-glazed double doors to the landscaped rear garden, wood effect ceramic tiled floor, Blanco chef's sink and InSinkErator waste disposal with chef's mixer tap over, integrated dishwasher, double glazed door to rear garden, utility cupboard with plumbing for washing machine and venting for tumble dryer, extractor fan, spotlights.

Reception room - triple aspect sitting room to the rear of the property, two radiators, double-glazed, double doors to landscaped rear garden, wood effect laminate floor, spotlights.

Jack and Jill shower room/W.C. - contemporary styled, matching white suite comprising closed cistern floating WC, wash handbasin with mixer tap and drawer under, chrome vertical heated towel rail, large walk-in shower cubicle, extractor fan, ceramic tiled floor, spotlights.

First Floor

Galleried landing - fitted carpet, access to loft, linen cupboard with water softener, radiator, spotlights.

Bedroom four - fitted carpet, radiator.

Bedroom three - fitted carpet, radiator, built-in wardrobe cupboards with sliding mirror fronted doors, spotlights.

Family bathroom/W.C. - contemporary styled white suite comprising free-standing double-ended bath with contemporary styled waterfall mixer tap and shower attachment, large walk-in shower cubicle with rainwater showerhead and handheld shower, white vertical heated towel rail, enclosed cistern WC, wash hand basin and drawer under, electric underfloor heating.

Bedroom 2 - fitted carpet, radiator, range of built-in wardrobe cupboards and shelving, door through to the bathroom, spotlights.



Principal bedroom - dual aspect, fitted carpet, radiator, range of built-in wardrobe cupboards with sliding mirror fronted doors, spotlights, stunning views across the cricket field opposite.

Ensuite bathroom/W.C. - freestanding double-ended slipper bath with corner waterfall mixer tap and shower attachment, enclosed cistern WC, pedestal hand wash basin with mixer tap, chrome vertical heated towel rail, extractor fan, large walk-in shower cubicle with rainwater showerhead and handheld shower, ceramic tiled floor with electric underfloor heating, spotlights.

Annexe

Hall - on entering from the main house there is ceramic wood effect flooring and door leading into the living area, carpeted stairs rising to the first floor.

Open plan kitchen, sitting & dining room - light grey painted floorboards, double glazed door to the rear garden, two white contemporary styled vertical radiators. Kitchen area features a range of matching base units and wall cabinets, marble effect worktop with inset stainless steel sink unit, single drainer and chef's mixer tap, plumbing for washing machine, space for oven, plumbing for dishwasher and washing machine, storage cupboard.

Entrance Hall - with luxury wood effect vinyl flooring, understairs storage cupboard and entrance from front door to the drive.

Landing - fitted carpet.

Double bedroom- fitted carpet, contemporary style white vertical radiator, two Velux windows with blinds, under eave storage cupboards, walk-in dressing room with fitted carpet and radiator.

Ensuite bathroom/W.C. - modern matching white suite comprising panel bath with mixer tap and separate shower over with rainwater showerhead and handheld shower, shower screen, enclosed wash hand basin with mixer tap and storage cupboard under, low-flush WC, chrome vertical heated towel rail, Velux window with a blind, extractor fan, wood effect luxury vinyl flooring.





Outside

Large gravel driveway – providing off-street parking for many cars.


Front garden – well-stocked raised beds, outside tap, two outside power points, outside landscaped lighting.

Garage – ideal for storage, power and light.

Gated side pedestrian access – through to rear garden either side of the property.

Landscaped rear garden – mainly laid to lawn with well-stocked flower and shrub borders, timber shed, two sun terraces, outside light, two outside power points, hotel-styled slate terrace, outdoor entertaining space with lighting, heating and power, outside tap.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	66
(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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