



35 Upper Hollis

Great Missenden

- Immaculate detached home in great location on large plot
- Five bedrooms- two with ensembles
- Quiet location with corner plot
- Four reception rooms
- Large eat in kitchen plus utility room

Great Missenden is an historic village surrounded by the Chiltern Area of Outstanding Natural beauty. The lovely, village centre has several café/coffee shops, restaurants, pubs and boutiques plus a local Co-Op supermarket with visitors being drawn to the Roald Dahl Museum. There is a mainline rail link into Marylebone via the Chiltern Line.

******SCHOOL CATCHMENT Prestwood Infant and Junior School Boys' Grammar; Dr Challoner's, The Royal Grammar, Aylesbury Grammar Girls' Grammar; Dr Challoner's High School, Aylesbury High Mixed Grammar; Chesham, Sir Henry Floyd Upper School/All ability; The Misbourne School (We recommend you check accuracy and availability at the individual schools)*

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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A five-bedroom, three bathroom, three reception room, detached house on a large corner plot tucked away in a quiet cul-de-sac location, yet only 3/4 mile from Great Missenden main line station.

Set well back from the road at the end of a quiet cul-de-sac, this spacious five-bedroom family home occupies a generous corner plot.

The bright entrance hall leads to a study, double-aspect dining room and sitting room with log burner, both opening onto the garden, plus a cloakroom. The large kitchen-dining room has cream gloss units, black granite worktops and integrated Neff appliances, with French doors to the garden. A family room and utility room are off the kitchen.

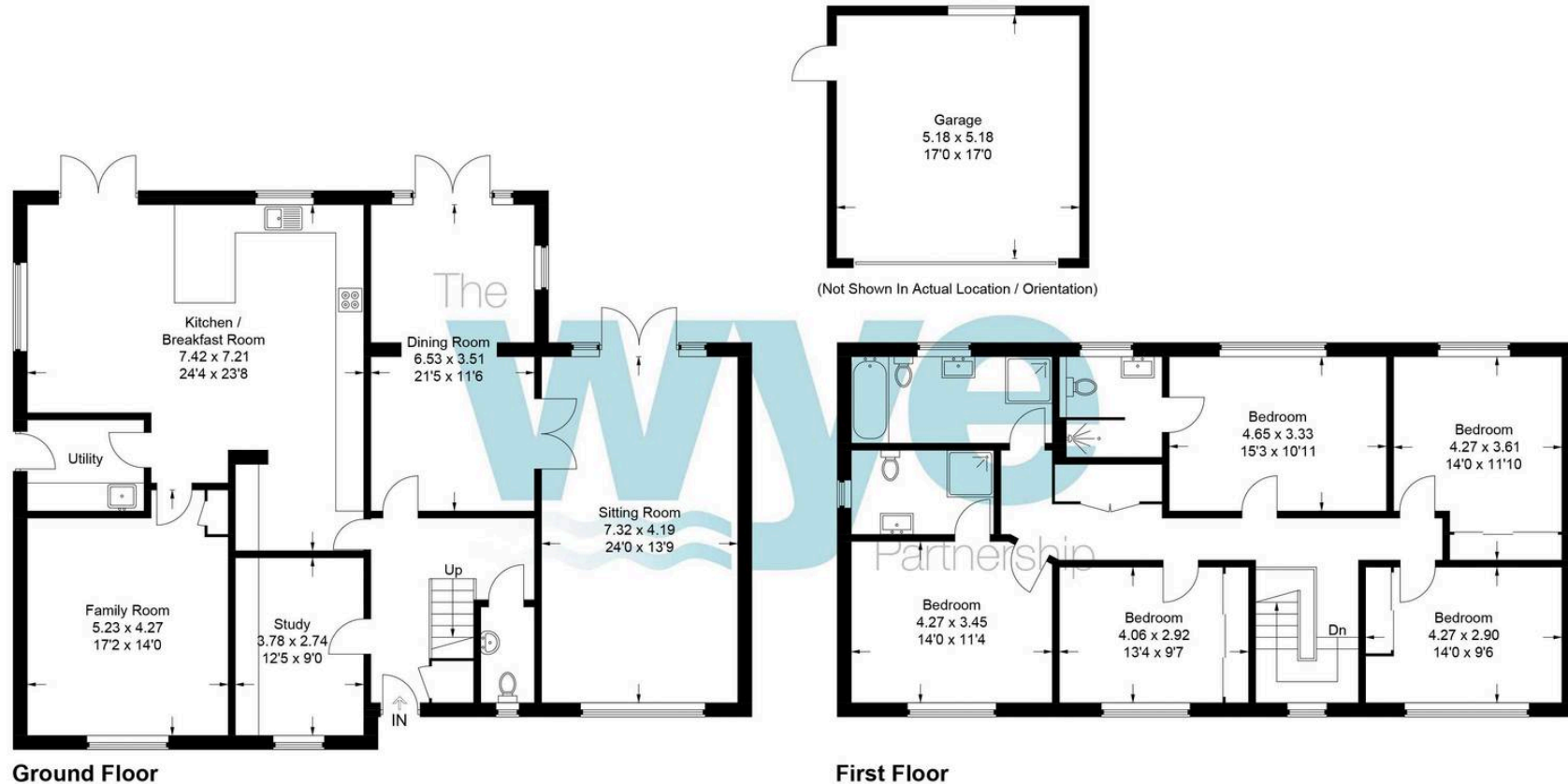
Upstairs there are five double bedrooms, two with ensuite shower rooms, and a family bathroom. The rear principal bedroom has a refitted ensuite.

Outside, the property has a lawned frontage, brick-paved drive, detached double garage and secluded rear garden, mainly laid to lawn with two patios, established flower beds and mature shrubs and trees.



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Approximate Gross Internal Area
 Ground Floor = 153.8 sq m / 1,655 sq ft
 First Floor = 112.5 sq m / 1,211 sq ft
 Garage = 27.0 sq m / 291 sq ft
 Total = 293.3 sq m / 3,157 sq ft



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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