



**Bryant's Bottom Road**  
Great Missenden | Buckinghamshire

**£775,000** subject to contract  
Freehold



# Marchwood

## Bryant's Bottom | Buckinghamshire

We're pleased to offer this deceptively spacious, extended, five-bedroom detached family home which has been the subject of comprehensive modernisation in recent years. Located within the highly desirable hamlet of Bryant's Bottom, the property is within walking distance of the popular The Gate pub and only a short drive to Princes Risborough, Great Missenden and High Wycombe with their multiple shopping centres and access into London Marylebone and the M40 motorway.

- Five bedrooms
- Three bathrooms
- Oil fired central heating and double glazing
- Own driveway and triple length garage
- Beautiful hamlet location within walking distance of The Gate pub and restaurant
- Easy access onto the public footpath network across the Chiltern Hills
- Chain free
- A hamlet with a strong community spirit and a WhatsApp group
- Sole agent



### Ground floor

**Entrance hall** – Spacious, ceramic tiled floor, staircase rising to the first floor with oak and glass balustrades by Neville Johnson, under stairs storage cupboard.

**Downstairs shower Room WC** – Matching white suite comprising low flush WC, wash hand basin with mixer tap with storage cupboard under, shower cubicle, fully tiled, extractor fan, ceramic tiled floor.

**Sitting room** – Dual aspect, engineered wooden floor, two radiators, fireplace with a wooden mantelpiece surround, slate hearth, inset electric fire (could be reinstated as an open fireplace subject to the necessary inspection), sliding doors through to the dining room.

**Very large dining/family room** – Engineered wooden floor, sliding double glazed doors to the rear garden, radiator, cast iron wood burning stove sat on a ceramic tiled plinth, spotlights, wall lights.

**Kitchen** – Range of matching base units and wall cabinets, wood effect worktop with inset stainless steel sink unit with mixer tap, plumbing for washing machine, space for fridge freezer, integrated four ring induction hob, integrated electric stainless-steel oven, radiator, ceramic tiled floor, spotlights.

**Utility room** – Double glazed door to the front, double glazed door to the rear, plumbing for washing machine, butler sink, ceramic tiled floor, oil fired central heating boiler, storage cupboard.

### First floor

**Landing** – Fitted carpet, oak and glass balustrades by Neville Johnson, access to loft.

**Principal bedroom** – Fitted carpet, two radiators, range of built-in wardrobe cupboards, airing cupboard housing a lagged copper cylinder hot water tank.

**Bedroom two** – Engineered wood floor, radiator, built-in wardrobe cupboards, louvered doors to a Jack & Jill shower with shower cubicle and wash hand basin.

**Bedroom three** – Fitted carpet, radiator, built-in wardrobe cupboards with louvered doors, access via louvered doors to a Jack & Jill shower with shower cubicle and wash hand basin.



**Bedroom four** – Fitted carpet, radiator, built-in wardrobe cupboards, built-in desk and shelving.

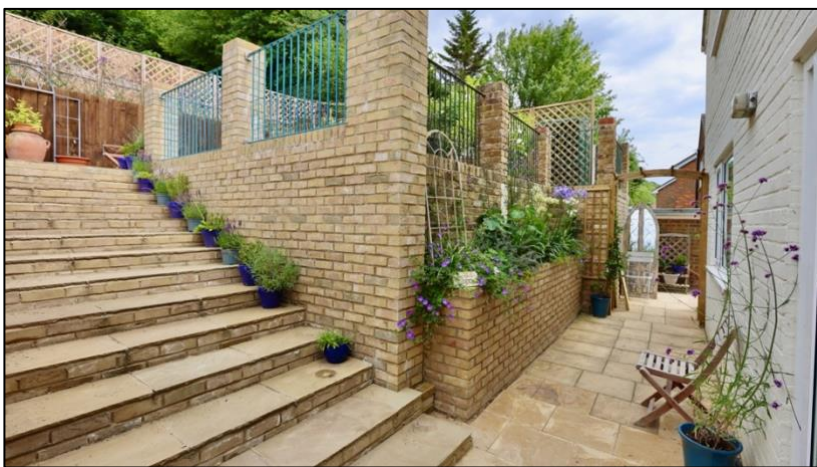
**Bedroom five** – Fitted carpet, radiator.

**Bathroom** – Modern matching white suite comprising panelled bath with mixer tap with shower attachments, wash hand basin with mixer tap and cupboards under, enclosed cistern WC, radiator, fully tiled, slate effect vinyl floor.

Council Tax Band - G

| Energy Efficiency Rating                    |         |                                                                                                              |
|---------------------------------------------|---------|--------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                    |
| Very energy efficient - lower running costs |         |                                                                                                              |
| (92+) <b>A</b>                              |         |                                                                                                              |
| (81-91) <b>B</b>                            |         |                                                                                                              |
| (69-80) <b>C</b>                            |         | 71                                                                                                           |
| (55-68) <b>D</b>                            |         |                                                                                                              |
| (39-54) <b>E</b>                            | 43      |                                                                                                              |
| (21-38) <b>F</b>                            |         |                                                                                                              |
| (1-20) <b>G</b>                             |         |                                                                                                              |
| Not energy efficient - higher running costs |         |                                                                                                              |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC  |

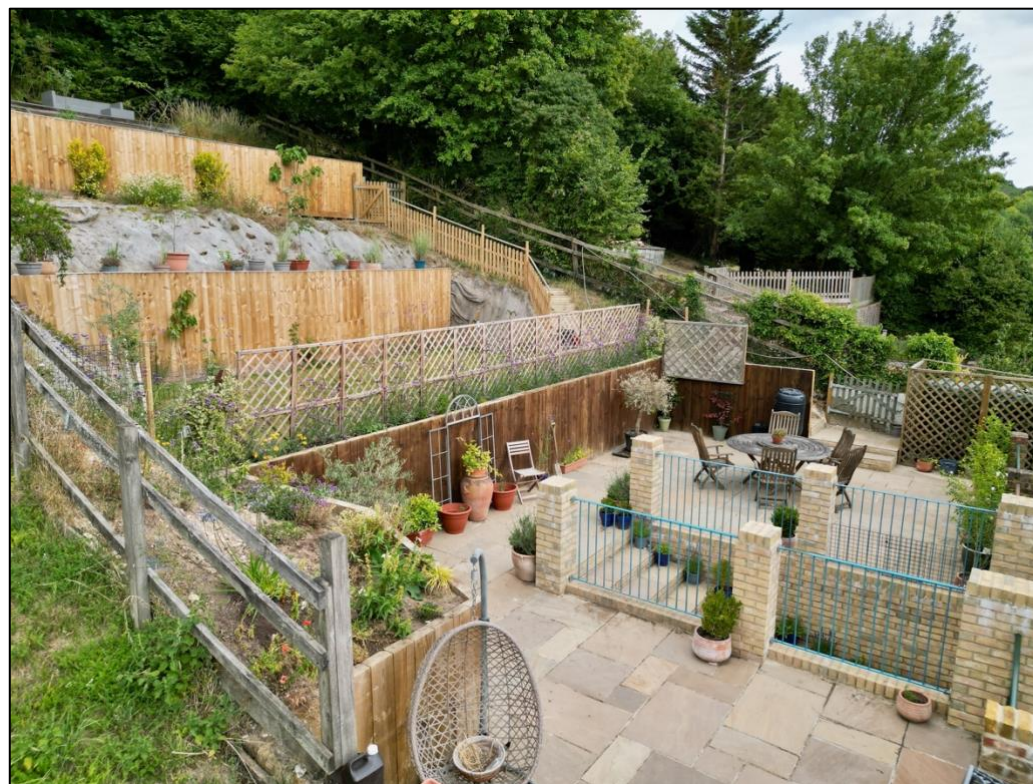
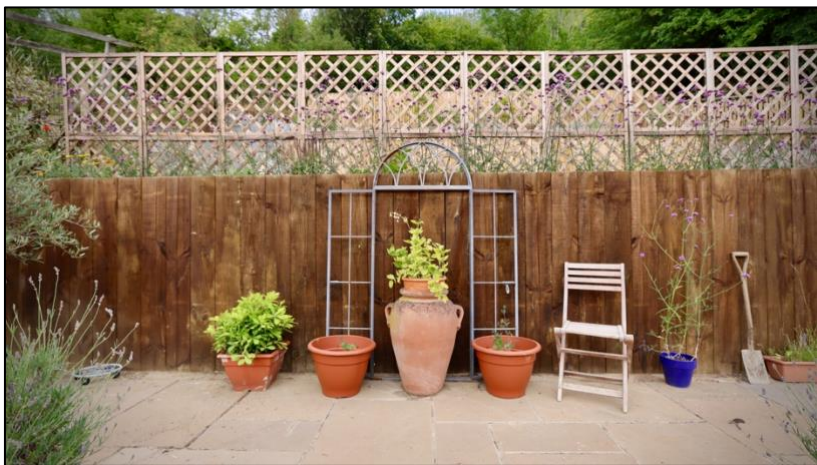




## Outside

**Front** – Own driveway with off-street parking for two cars and leading to a triple length garage with electric up and over door. The garage has power and light and a rear door accessible from the garden. Terrace area with outside tap.

**Rear** – Recently landscaped by the current owners, this property's unique garden now features a multi-level, multi-functional outdoor space, ready for dining, playing and growing. It is south-west facing and newly stocked with low maintenance Italianate planting: olive and fruiting fig trees, lavender, rosemary and other drought-resistant plants. Viewable from the kitchen, there is a raised planted flowerbed and a trellised passageway, which makes a warm pleasant place to sit, admiring the tall agapanthus, alongside climbing honeysuckle, rose and sweet-scented jasmine. There is also direct access into the triple length garage, providing excellent storage. The wide stone staircase (complemented by a robust handrail and balustrading) leads to a spacious terraced area providing a wonderfully sunny area for socialising and outdoor dining. There is a tomato and Mediterranean herb growing area to the left of the wide stairs, and to the right, the dining area is surrounded by roses, hibiscus and climbers, neatly trellised to disguise the new outdoor oil tank. The lawn has been edged with fruit trees: apple, pear and plum, leading to the sun terrace, which offers stunning views of the Chiltern Hills.





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