

**The Coppice, Martinsend Lane, Great
Missenden, Buckinghamshire, HP16 9BH**



ROBSONS
RESIDENTIAL SALES

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Sitting in delightful southerly backing mature grounds measuring in excess of half an acre, this handsome and substantial detached family house occupies an enviable setting. The Coppice offers generous, well proportioned rooms with the flexibility of ground floor self-contained accommodation if required. The property enjoys a stunning tree studded backdrop with beautifully landscaped gardens to both front and rear affording a high degree of seclusion and yet only a third of a mile from the amenities and station of Great Missenden. Freehold. EPC rating: D. Council Tax Band: G

Great Missenden village and station are just over a third of a mile from the property and offers good day to day shopping facilities, schooling and a Chiltern Line rail service to London Marylebone. More extensive amenities are available in High Wycombe, Aylesbury and Amersham and there are numerous recreational pursuits in the surrounding area including walks in the picturesque Chiltern countryside.



Viewing by appointment only

via

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Directions: From Great Missenden station, turn left onto Martinsend Lane and The Coppice can be found on the left after approximately ¼ mile.

* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when ordering carpets, curtains or other furnishings. Garden and site measurements are approximate and boundaries have been measured as fenced or taken from the Ordinance Survey via Promap or both.

Purchasers should seek confirmation of the legal boundaries from their solicitor prior to proceeding with a purchase.

* Robsons for themselves and for the vendors or lessors of this property give notice that; (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Robsons has any authority to make or give any representation or warranty whatever in relation to this property

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Approximate Gross Internal Area

Ground Floor = 169.1 sq m / 1,820 sq ft

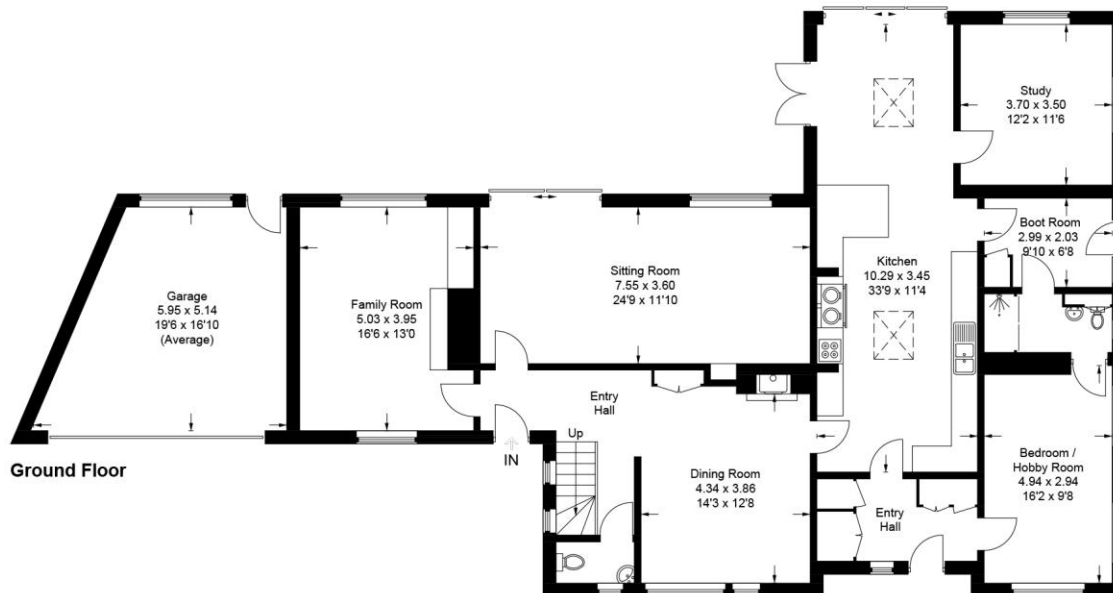
First Floor = 129.1 sq m / 1,390 sq ft

Second Floor = 60.6 sq m / 652 sq ft

Garage = 24.8 sq m / 267 sq ft

Total = 383.6 sq m / 4,129 sq ft

 = Reduced headroom below 1.5m / 5'0"



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.

Produced for Robsons - Amersham

