



Honor End Lane
Great Missenden | Buckinghamshire

A rare Chiltern's lifestyle property combining historic character, land and income potential

£1,850,000
Freehold



Jeremy Swan



Honor Lodge

Great Missenden | Buckinghamshire
A Beautiful 16th Century Barn Conversion

Honor Lodge is a beautifully preserved 16th century barn conversion nestled within the rolling countryside of the Chiltern hills. Retaining its original timber beams and vaulted ceilings, the home offers an exceptional sense of space and character while enjoying panoramic views across the picturesque Rignall Valley. Set within approximately 4.5 acres of gardens and paddocks, the property combines the charm of historic architecture with the comfort of modern country living. Despite its peaceful rural setting, the house is located just two miles from the village of Great Missenden, offering convenient access to shops, restaurants and rail connections into London.

16th century barn conversion | approx. 4.5 acres | 4 bedrooms | self-contained annexe | equestrian facilities
Spectacular vaulted living room | landscaped gardens | countryside views | potential holiday let income | potential livery income

Interior Living

Grand living spaces filled with light



The heart of the home is the spectacular triple-aspect vaulted sitting room, where exposed oak beams and a dramatic brick fireplace create a striking yet welcoming space.

Large windows flood the room with natural light while framing views of the surrounding countryside.

The accommodation flows beautifully between living and entertaining areas, including:

- a snug sitting room
- an elegant dining area
- a dual-aspect kitchen/breakfast room

The handmade oak kitchen features granite worktops, traditional cabinetry and a walk-in pantry, perfectly suited to both everyday family life and entertaining guests.



Bedrooms & Private Spaces

Comfortable and Characterful Bedrooms



The property offers four bedrooms, each enjoying the character of exposed beams and countryside views.

The principal bedroom is particularly impressive, featuring a vaulted ceiling, dressing area and spacious ensuite bathroom.

Additional bedrooms are served by a beautifully presented family bathroom with a traditional roll-top bath.

The layout offers both privacy and flexibility, making the home ideal for families, guests or multigenerational living.

Principal bedroom – triple aspect and vaulted, dressing area with fitted carpet, three sets of built-in wardrobe cupboards, stairs rising to vaulted sleeping area, two Victorian style column radiators, original cherry picker ladder, rising to the fully boarded loft area.

Ensuite – spacious vaulted ensuite bathroom fitted a matching white Victorian style suite comprising panel bath with Victorian style mixer tap and shower attachment, twin pedestal wash hand basins, low-flush W.C, large shower cubicle, ceramic tiled floor, exposed timber beams, extractor fan, Victorian style column radiator, spotlights.

Bedroom two* – large storage cupboard, radiator, exposed timber beams, Amtico oak style floor, spotlights.

Bedroom three* – built-in wardrobe cupboards, radiator, exposed timber beams, fitted carpet, spotlights.

* Bedrooms two and three are located on the ground floor.





Annexe / Airbnb Opportunity

Self-contained Annexe – Ideal for Guests or Holiday Letting

Separated from the main barn by a charming walled courtyard garden and its own separate entrance through an electric gate, the converted annexe provides fully self-contained accommodation including:

- Open-plan kitchen, living and sleeping area
 - Wet room
- Separate office (potential second bedroom)

This versatile space is ideal for:

- Guest accommodation
- Independent living
- A home office or creative studio

It also offers excellent potential as a holiday let through platforms such as Airbnb, creating an additional income stream while maintaining privacy

Equestrian & Land

Equestrian Facilities and Land



The property sits within approximately 3.5 acres of paddocks, previously used for horses.

Facilities include:

- Sand and rubber manège
- Stables with tack room
- Hay store
- Hard standing with horsebox access
- Direct access to the bridleway network

These facilities make the property ideal for private equestrian use or a small private livery yard, presenting further lifestyle and income opportunities.



Gardens & Setting

Landscaped Gardens and Chilterns Views

The gardens surrounding Honor Lodge create a wonderful sense of tranquillity and privacy.

Features include:

- Beautifully landscaped courtyard garden
- Ornamental pond
- Mature trees and flower borders
- York stone terraces for outdoor dining
- Sweeping lawns with valley views

The grounds perfectly frame the house while allowing uninterrupted views across the surrounding countryside.



The Particulars

Each room, in depth

Ground Floor

Entrance hall – Terracotta tiled floor, exposed timber beams, stairs rising to the dining room, sitting room and first floor space. Under stairs storage cupboard, downstairs cloakroom WC, double glazed floor to ceiling picture window overlooking landscaped courtyard garden and across to the self-contained annex, radiator.

Cloakroom WC – White Victorian style suite comprising wash hand basin, low flush WC, Terracotta tiled floor, exposed timber beams, spotlights, extractor fan.

Kitchen/breakfast room – Dual aspect, bespoke handmade Oak fitted kitchen inlaid with Hazel and walnut, red Granite worktop with inset one and half bowls stainless steel sink unit with Granite drainer and mixer tap, filtered water tap, plumbing for dishwasher, shelving, Terracotta tiled floor, exposed timber beams, exposed brick chimney breast with inset six ring gas hob, two double electric fan ovens with grill, spotlights, radiator, walk-in pantry with shelving, double glazed double doors leading to sun terrace perfect for having breakfast in the sun.

Boot room – Terracotta tiled floor, base unit with worktop, plumbing for washing machine, plumbing for second dishwasher, venting for tumble dryer, cupboard housing an oil fired Grants central heating boiler, base unit, storage cupboard with worktop and inset stainless steel sink unit with single drainer and mixer tap, double glazed door to west facing rear garden with views across fields, exposed timber beams, spotlights, radiator.

Snug/sitting room – Fitted carpet, exposed timber beams, radiator, built-in storage cupboards, shelving, space for TV.

Dining room – Terracotta tiled floor, double glazed double doors to west facing sun terrace with views to open countryside, floor to ceiling windows, radiator, exposed timber beams, stairs rising to the vaulted sitting room, door to self-contained bedroom area.



Family bathroom WC - Matching white Victorian style suite, free standing roll top claw footed slipper bath with Victorian style mixer tap and shower attachment, low flush WC, pedestal wash hand basin, large shower cubicle, extractor fan, exposed timber beams, spotlights, radiator, Amtico oak style floor.

Bedroom two – Large storage cupboard, radiator, exposed timber beams, spotlights, Amtico oak style floor.

Bedroom three – Built-in wardrobe cupboards, radiator, exposed timber beams, spotlights, fitted carpet.

First Floor

Sitting room – Galleried, vaulted, triple aspect stunning sitting room, a beautiful shape room, floor to ceiling windows, exposed timber beams, fitted carpet, four Victorian style column radiators, huge, exposed brick chimney breast with oak mantel and quarry tiled hearth with open fireplace, triple insulated ceilings.

Landing – Galleried, floor to ceiling windows, overlooks the vaulted dining room and the courtyard.

Principal bedroom - Triple aspect and vaulted, dressing area with fitted carpet, three sets of built-in wardrobe cupboards, stairs rising to vaulted sleeping area with fitted carpet, two Victorian style column radiators, original cherry picker ladder, rising to the fully boarded loft area.

Ensuite - Spacious vaulted en-suite bathroom fitted with a matching white Victorian style suite comprising panel bath with Victorian style mixer tap and shower attachment, twin pedestal wash hand basins, low flush WC, large shower cubicle, ceramic tiled floor, exposed timber beams, spotlights, extractor fan, Victorian style column radiator.



Trains, Planes and Automobiles

Transport links

Gravel driveway – set behind electric wooden 5 bar gates providing off-street parking for many cars.

Carport – concrete hard standing with light and an outside tap

Great Missenden Train Station – 6 minutes by car, with 40-minute fast train into London Marylebone.



1 hour to M25/M40



38 minutes to London Heathrow Airport
47 minutes to London Luton Airport
1 hour 15 minutes to London Gatwick/Stansted Airports



40-minute fast train into London Marylebone



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A Rare Country Lifestyle Opportunity

Honor Lodge offers an exceptional combination of heritage, privacy and opportunity.

Whether as a stunning family home, an equestrian retreat or a countryside lifestyle property with income potential, this remarkable home must be experienced to be fully appreciated.

Book your viewing today...



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Watch our Video on Honor Lodge



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	55	63
(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