

3 MILL END CLOSE

Prestwood, Great Missenden



ELEGANT VILLAGE LIVING IN AN EXCLUSIVE GATED SETTING

Nestled within a prestigious gated development in the heart of Prestwood, this exceptional five-bedroom family residence offers a rare combination of privacy, space, and convenience.

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Local Authority: Chiltern District Council

Council Tax band: G

Tenure: Freehold

Services: Mains electricity, water, gas fired central heating, drainage





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One of just six executive homes built to an exacting standard by Hitchambury Homes in 2005, the property is perfectly positioned close to local amenities while enjoying a peaceful and secure setting.

A charming block-paved pathway leads to the property, where a tiled canopy shelters the impressive front entrance. Upon entering, a spacious reception hall creates an immediate sense of warmth and grandeur, providing access to the principal living areas.

At the heart of the home is the superb dual-aspect sitting room, measuring over 21ft in length. Double-glazed doors open directly onto the patio, creating a seamless connection between indoor and outdoor living, while a feature coal-effect gas fireplace provides a welcoming focal point.



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Designed with modern family life in mind, the ground floor offers a selection of versatile reception rooms, including, a well-appointed kitchen/breakfast room, ideal for informal dining and everyday living; a formal dining room, perfect for entertaining guests; a separate family room with French doors opening onto the patio and garden; a dedicated study, providing an ideal work-from-home environment with pleasant views over the rear garden; and a cloakroom.

The first floor is accessed via an attractive staircase rising from the entrance hall. The generous galleried landing leads to five well-proportioned bedrooms, including a fifth bedroom overlooking the rear garden, together with two en-suite bathrooms, offering flexible accommodation for growing families and visiting guests alike.









LOCATION

Lying on the western edge of the village of Prestwood, in the heart of the Chilterns, in an Area of Outstanding Natural Beauty. The village offers most things needed for day to day living, with several shops, pubs and schools within easy reach. A wider range of facilities are available in the nearby old market towns of Amersham and High Wycombe.

The property enjoys an enviable position backing onto open countryside and Green Belt land, offering a high degree of privacy with no overlooking from the rear. Prestwood and Great Missenden sit within the renowned Chilterns National Landscape, making this an ideal location for buyers seeking a countryside lifestyle whilst remaining within easy reach of London. Numerous footpaths and bridleways are accessible nearby, providing excellent opportunities for walking, cycling and dog ownership.

For the commuter, rail services are available from Great Missenden (about 1.75 miles distant), with the journey to London Marylebone on the well regarded Chiltern Line, taking from 35 minutes. The nearby market town of Old Amersham also gives access to London Marylebone on the Chiltern Line, with the journey taking about 36 minutes and London Baker Street taking about 46 minutes. The National Motorway Network is accessed via Junctions 4 or 1 of the M40,





GARDENS

The brick-paved driveway provides parking for several vehicles and gives access to the detached double garage with electric up-and-over doors. In addition, there is hard standing for two vehicles directly in front of the garage.

The front garden is mainly laid to lawn with side access to the rear garden. The enclosed rear garden enjoys a high degree of privacy and backs directly onto open countryside. Predominantly laid to lawn, it features well-stocked flower and shrub borders together with a terrace extending across the rear of the property, creating an ideal space for outdoor entertaining and family enjoyment.

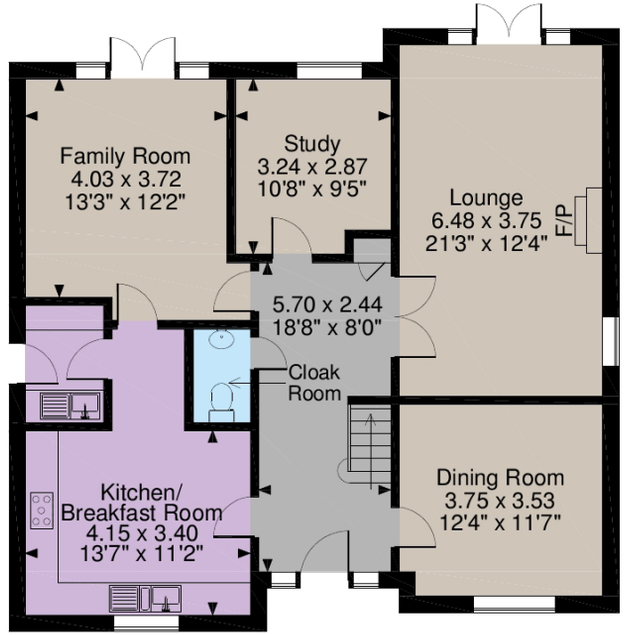
A mature oak tree provides a notable feature within the garden setting and contributes to the property's established character.



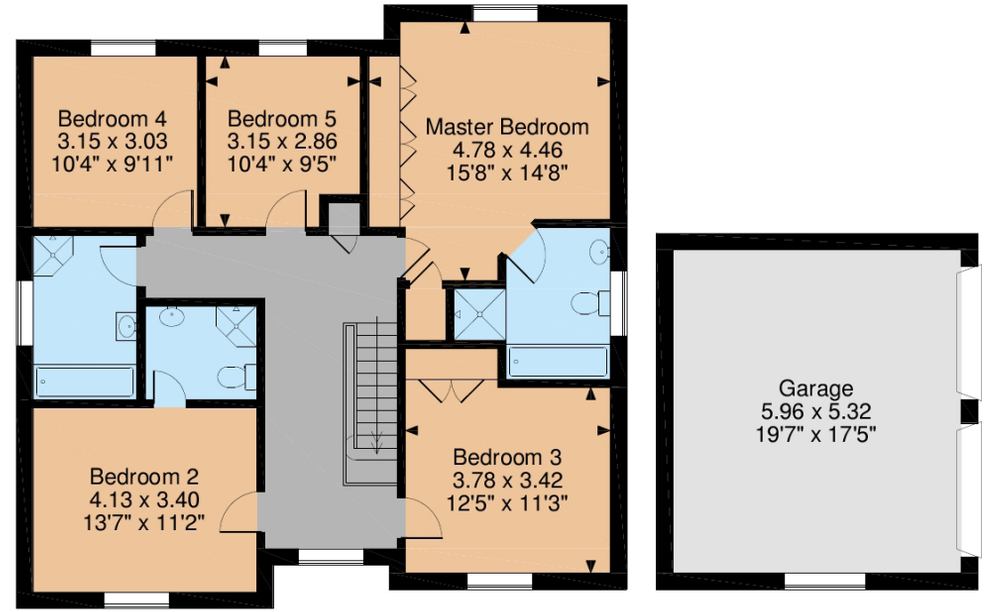


Mill End Close, Great Missenden

Gross internal area (approx.)
Total = 240 sq m (2581 sq ft)
Main House = 208 sq m (2240 sq ft)
Garage = 32 sq m (341 sq ft)
For identification purpose only. Not to scale.
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Ground Floor



First Floor

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. (ID767266)



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