



Nanfans Grange

Great Missenden, Buckinghamshire



The main house, dating back to the late 18th Century with significant 20th Century additions, has been meticulously improved to a high standard by the current owners. It offers expansive accommodation over three floors, totalling over 6,600 sq ft, and features up to seven generously sized bedrooms.

Details



GUIDE PRICE: £3,650,000

PROPERTY PROFILE

- Fantastic Arts and Crafts period family home with up to 7 bedrooms plus the detached 2 bedroom cottage.
- Enjoying a fascinating history both past and present, this magnificent country retreat enjoys total privacy and endless options.
- Tastefully decorated with much of the original charm plus modern needs met by the Tom Howley 31ft Kitchen /Breakfast/Family Room with designer detailing and a large Aga range.
- The main house enjoys accommodation over 3 floors totalling over 6,600 sq ft plus the cottage and extensive outbuildings/stables which could be converted subject to any necessary planning permissions.
- Dating back to the late 18th Century with 20th Century additions, the property has been further improved to a high standard by the current owners to create an enviable family home.
- 48ft Heated open air swimming pool with safety cover, gym plus suitable location for a tennis/paddle court if desired.
- Plentiful parking plus a detached double garage with gardeners WC which can easily be enlarged for 4 vehicles.
- Landscaped gardens with formal, relaxing, play and fruit/kitchen garden areas for everyone.
- Large paddock which is just over 6 acres adjoins the property with separate vehicular access and is available by separate negotiation.
- Excellent access to grammar and private schools plus Great Missenden station is just over 2 miles away with links into London Marylebone.

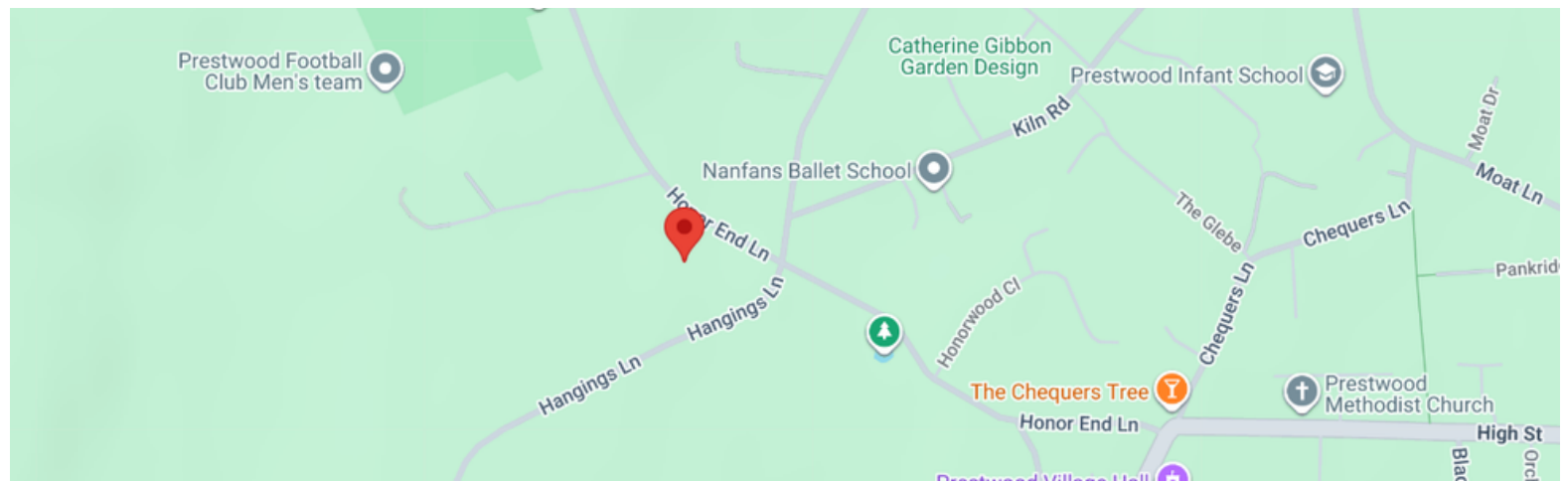
Location

THE NEIGHBOURHOOD

Nestled in this picturesque setting not far from the Prime Ministers Chequers Estate and Great Missenden, this magnificent Arts and Crafts period family home presents a rare opportunity to acquire a truly exceptional country retreat. Offered for sale with a guide price of £3,650,000, this property combines a fascinating history with modern day living, enjoying excellent privacy and endless possibilities for discerning buyers.

Location-wise, the property provides excellent access to a selection of highly regarded grammar and private schools, making it an ideal choice for families. Great Missenden station is conveniently located just over two miles away, offering direct train services into London Marylebone, ensuring an easy commute whilst enjoying the tranquillity of country living. This property truly offers an enviable family home with so many choices, combining historical elegance with modern comforts in a prime Buckinghamshire location.

Nanfans Grange,
Honor End Lane,
Prestwood,
Great Missenden,
Buckinghamshire,
HP16 9QY





Upon entering, one is immediately struck by the tasteful decoration that seamlessly blends much of the original charm with contemporary needs.



With seven reception rooms in total, there is ample space for formal dining, relaxed family gatherings, and dedicated areas for work or leisure.



The heart of this home is undoubtedly the impressive 31ft Tom Howley Kitchen/Breakfast/Family Room. This designer-detailed space is equipped with a large Aga range, creating a warm and inviting atmosphere for everyday living and entertaining.





NANFANS GRANGE, HONOR END LANE





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The property's extensive grounds are a true highlight. Enjoy a refreshing dip in the 48ft heated open-air swimming pool, complete with a safety cover, or maintain your fitness in the dedicated gym area. There is also a suitable location identified for a future tennis or paddle court, should one desire.



Complementing the main residence is a charming detached two-bedroom cottage, perfect for guests, extended family, or staff.





Practicality is also well catered for with plentiful parking available, alongside a detached double garage which includes a gardener's WC. This garage can be enlarged to accommodate further vehicles, providing ample space for a car collection or additional storage. Furthermore, extensive outbuildings and stables offer significant potential for conversion, subject to any necessary planning permissions, allowing for customisation to suit individual needs.



The beautifully landscaped gardens offer a variety of zones, including formal areas for elegant entertaining, relaxing spaces for quiet contemplation, vibrant play areas for children, and productive fruit and kitchen garden sections for culinary enthusiasts.



For those seeking additional land, a large paddock, just over six acres in size, adjoins the property and benefits from separate vehicular access. This substantial parcel of land is available for £150,000, offering further scope for equestrian pursuits or simply expanding the private estate.



NANFANS GRANGE, HONOR END LANE

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NANFANS GRANGE, HONOR END LANE

Nanfans Grange, Honor End Lane

Approximate Gross Internal Area = 618.3 sq m / 6,655 sq ft

Pump / Changing Room = 9.2 sq m / 99 sq ft

Total = 627.5 sq m / 6,754 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.

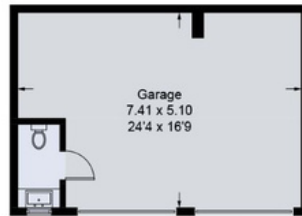
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NANFANS GRANGE, HONOR END LANE

Nanfans Grange, Honor End Lane

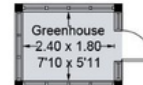
Approximate Gross Internal Area = 407.7 sq m / 4,388 sq ft



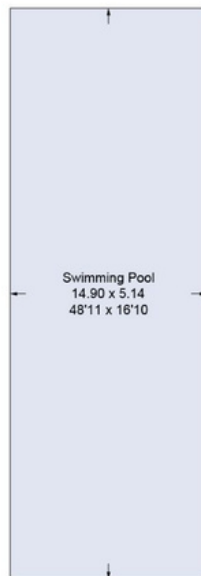
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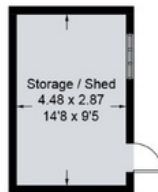
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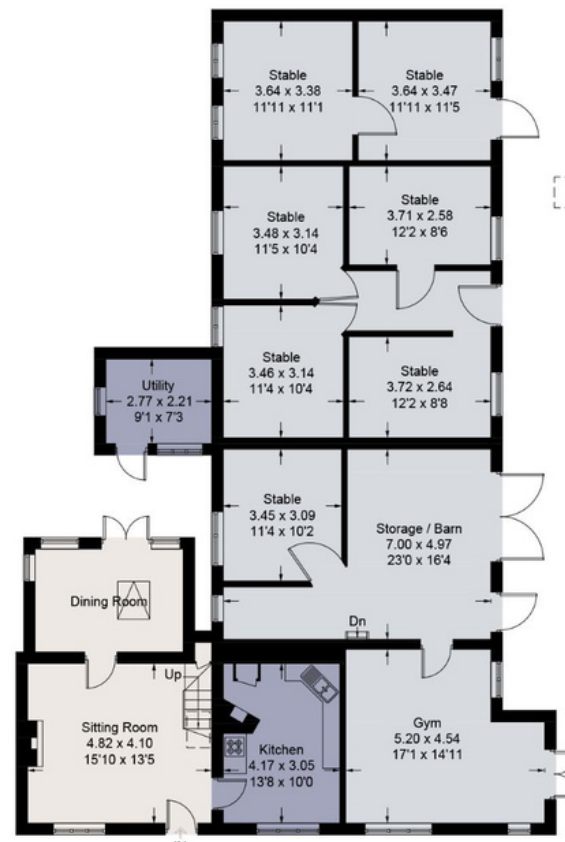
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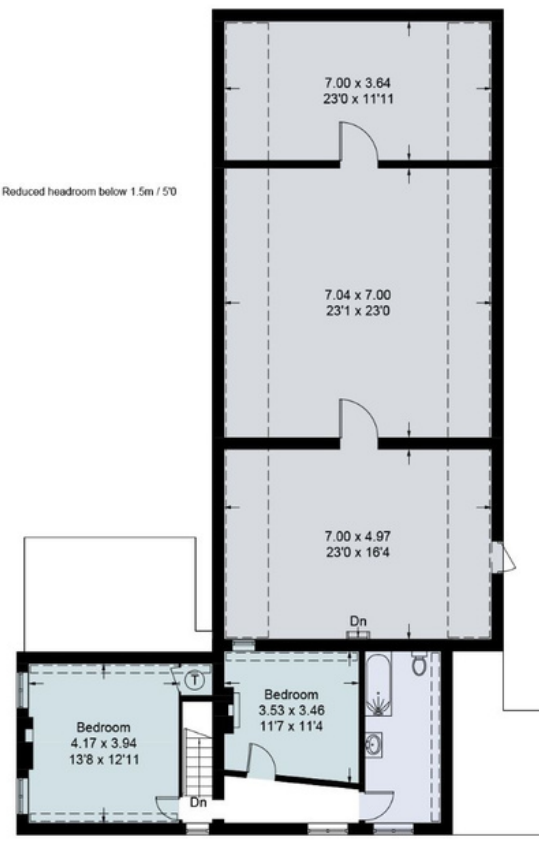
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(Not Shown In Actual Location / Orientation)



Cottage - Ground Floor
(Not Shown In Actual Location / Orientation)



Cottage - First Floor

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Managing Partner, Chiltern Hills Region

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➤ www.fandpagency.com

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