



**Meadow Lane**  
South Heath | Buckinghamshire

**£900,000**  
Freehold



# Meadow Lane

## South Heath | Buckinghamshire

Situated on a private road in the sought-after village of South Heath, this spacious detached family home offers generous and well-planned accommodation, a large west-facing rear garden and ample parking. Ideally suited to modern family life and entertaining, this is a superb opportunity to enjoy village living within easy reach of Great Missenden, the surrounding Chiltern countryside and convenient connections into London.

Some of its many pleasing features include:

- Wet underfloor heating to the ground floor
  - Private road location
  - Large west-facing rear garden
- Off-street parking for several cars and garage
  - Planning permission to convert the garage
    - Ensuite to the principal bedroom
    - Sole agent

### Ground Floor

**Spacious entrance hall** – ceramic tiled floor, underfloor heating, understairs storage cupboard, stairs rising to the first floor.

**Snug/dining room** – fitted carpet, underfloor heating.

**Study** – fitted carpet.

**Downstairs cloakroom/W.C** – modern matching white suite comprising low-flush WC, wash hand basin with corner mixer tap and storage cupboard, ceramic tiled floor.

**Open plan kitchen/sitting room** – Kitchen fitted with a range of matching base units and wall cabinets, solid granite worktop with inset one and a half bowl stainless steel sink unit with single drainer and mixer tap, integrated Kenwood dishwasher, NEFF five-ring induction hob with stainless steel and glass extractor hood over, integrated fridge and freezer, integrated NEFF fan oven and grill, island unit with a breakfast bar end, double-glazed doors to a large west-facing rear garden and sun terrace, downlighting and spotlights. Dual-aspect sitting area has a ceramic tiled floor, double-glazed double doors to west-facing rear garden.



**Utility room** – door to the garage, matching base unit and wall cabinets, granite worktop with inset stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for condensing tumble dryer, extractor fan, double-glazed door to the outside, spotlights.

### First Floor

**Landing** – fitted carpet, access to non-boarded loft with light via pull-down ladder, radiator, airing cupboard with pressurised hot water tank.

**Principal bedroom** – fitted carpet, radiator, range of built-in wardrobe cupboards.

**Ensuite shower room/W.C** – modern matching fully tiled white suite comprising low-flush WC, wash hand basin with mixer tap and storage cupboards under, shower cubicle, ceramic tiled floor, chrome vertical heated towel rail, extractor fan, spotlights.

**Family bathroom** – modern matching fully tiled white suite comprising panel bath with mixer tap and separate shower over, shower screen, wash hand basin with mixer tap and

storage cupboards under, low-flush WC, chrome vertical heated towel rail, ceramic tiled floor, extractor fan, spotlights

**Bedroom 2** – fitted carpet, radiator, built-in wardrobe cupboards.

**Bedroom 3** – fitted carpet, radiator, built-in wardrobe cupboard.

### Outside

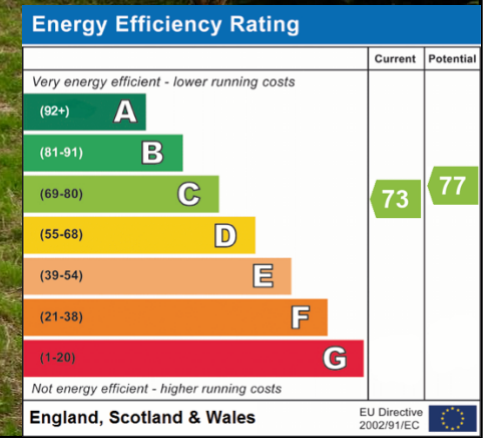
**Large west-facing rear garden** – mainly laid to lawn, large timber shed, large-west facing sun terrace, outside light, outside tap and outside power points.

**Side pedestrian access** – to either side of the building

**Own gravel driveway** – approached via two wooden five-bar gates providing off-street parking for many cars.

**Garage** – with manual up and over door with water, power and lighting. Planning permission to convert the garage.





Council Tax Band - F

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