



Grimms Hill Great Missenden HP16

£6,995 Per Month - Available Now

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*Beyond your expectations*



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*An impressive residence built in an Arts & Crafts style to the highest specification over four floors. This six bedroomed house sits within a beautifully tree-lined plot in the well regarded and private Grimms Hill, offering easy access to Great Missenden Station.*  
Detached | Six Bedrooms | Garden | Garage | Off Street Parking | Games Room | Annexe above garage.

## Description

This spacious and contemporary 6 bedroom home offers well proportioned accommodation over 6,000 sq ft of excellent entertaining space. On the ground floor the reception hall opens to all the principal reception rooms, all of which enjoy a lovely aspect over the rear gardens. Double doors open into the drawing room which is beautifully proportioned and features an open fireplace with stone chimney piece. The front aspect study provides an excellent working space. The dining room, family room and sitting room are all excellent sizes and provide plenty of space for entertaining and general family life. The downstairs reception rooms and the master bedroom also benefit from an audio entertainment system. The kitchen/breakfast room is well equipped by way of an excellent

range of wall and floor units with an integrated double oven, a five ring gas hob, a large American style fridge/freezer and a separate utility room. To the first floor, there are three bedroom suites, two further bedrooms and a family bathroom with the master bedroom enjoying a dressing room with fitted hanging cupboards and a large en suite bathroom. The second floor provides a large, open space which is currently used as a hobbies room and games room.



Front Aspect



Kitchen

## Hamptons Beaconsfield Lettings

10 Burkes Parade

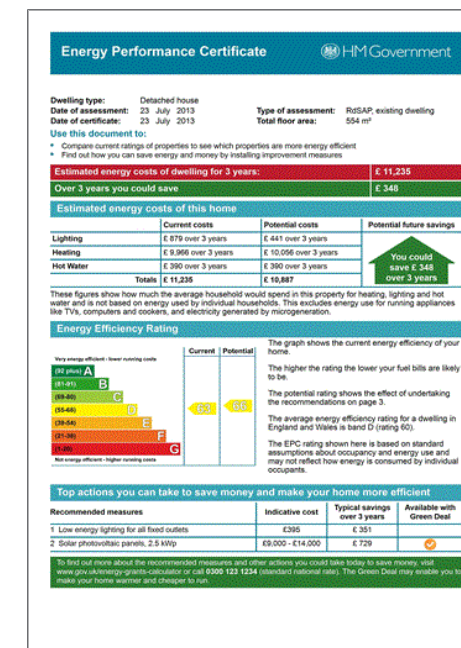
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## Floorplan

## Energy Performance Certificate (EPC)



**For clarification,** we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

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