

St Martins

Grimms Hill, Great Missenden, Buckinghamshire



An impressive residence, built to the highest specification in an Arts and Crafts style set within a beautiful tree-lined plot on the Grimms Hill private estate.





St Martins, Grimms Hill, Great Missenden, Buckinghamshire, HP16 9BG

Mileages

Great Missenden centre – 0.6 miles; Great Missenden Station – 0.5 miles (London Marylebone – 39 minutes fast train); Amersham – 6.4 miles; Junction 4, M40 – 9.4 miles; Central London – 35.7 miles; Heathrow Airport – 23.7 miles (Distances are approximate)

Accommodation

Main house

Ground Floor – Reception hall, drawing room, dining room, kitchen/breakfast room, sitting room, family/media room, study, utility room and cloakroom

First Floor – Master bedroom suite with bathroom and dressing room, two guest suites, two bedrooms and family bathroom

Second Floor – Games room

Lower Ground Floor – Library

Studio apartment

Triple garage with small kitchen and cloakroom on ground floor; studio apartment and bathroom on first floor.

Outside

Landscaped gardens and grounds.

In all 7,298 sq ft on about 0.87 acres

The House

The reception hall opens onto the four principal rooms, all of which enjoy a stunning view over the rear gardens. Double doors lead to the drawing room which is beautifully proportioned and features an open fireplace with stone chimney piece. A generous dining room, family/media room and sitting room all lend themselves to entertaining and family life. Easy access to the rear terrace is gained from the drawing room, dining room and sitting room through French doors. The kitchen/breakfast room is well equipped with a range of wall and floor units and double doors into the sitting room. The study overlooks the grounds to the front of the house.

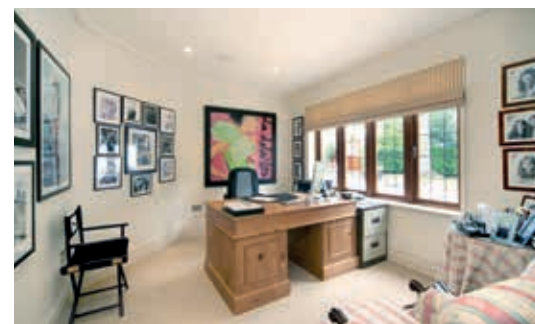
On the first floor are three bedroom suites, two further bedrooms and a family bathroom. The master bedroom benefits from a dressing room with hanging cupboards and a spacious en suite bathroom. The second floor provides a large, open space which is currently used as a games room. The lower ground floor has been fitted as a library.

Ancillary accommodation is provided by way of the studio apartment on the first floor of the garage which features a good sized living space and a bathroom. There is a small cloakroom and a kitchen on the ground floor. Access is gained either externally or via the garage.

Gardens and Grounds

The house is approached through electrically-operated wooden gates and over a large block-paved carriage driveway with ample parking space for several cars. Further parking is provided by the detached triple garage with electronic doors. The front garden is mainly laid to lawn and a large terrace at the rear of the house spans its width. Beyond the terrace, the gardens have been landscaped with herbaceous borders and a variety of planting.





Close to Village Life

This private, tree-lined road is highly sought after due to its proximity to both the station and Great Missenden High Street, with its wealth of independent shops, cafés and restaurants, including Le Petit Auberge. The village is home to the Roald Dahl museum and the Gateway School which is one of the leading preparatory schools in the south east. Further afield, Wycombe Abbey is 7.1 miles away. There is a magnificent 18-court tennis club and the surrounding countryside and adjacent Angling Spring Wood offer ample opportunity for walking and cycling, with beautiful views of the Chiltern Hills.

Features & Services

- Mains water, electricity, gas and drainage.
- Sonos Players and controls in principal rooms and on the terrace.
- Media room - 9 Channel receiver and all-in HD linked to 65" screen and "cinema sound" speakers.
- Home controller – 5 in-house touch pads which can be accessed remotely from "smart" devices.
- Security alarm and cameras.

Local Authority

Chiltern District Council, tel. 01494 729000

Tenure

Freehold





The Prime and Country House team would be delighted to show you around this property.

Prime and Country House Department

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Approximate gross internal area. Main House = 5,716 sq ft / 531 sq m, Lower Ground Floor = 291 sq ft / 27 sq m, Garage/Studio Apartment = 1,292 sq ft / 120 sq m.



Studio Apartment - First Floor



Garage - Ground Floor

(Not Shown In Actual Location / Orientation)

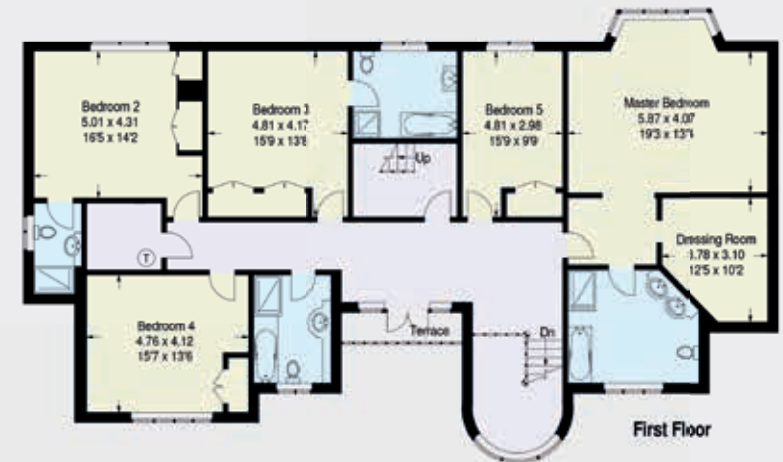


Ground Floor

Lower Ground Floor



Second Floor



First Floor

--- Reduced headroom below 1.5 m / 5'0"

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor 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. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

Hamptons International is a trading name of Countrywide Estate Agents. Head Office: 7th Floor, UK House, 180 Oxford Street, London W1D 1NN

Energy Efficiency Rating		
Energy efficiency class	Current	Potential
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)	53	66
E (39-54)		
F (21-38)		
G (1-20)		
Red energy efficient - higher energy costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		