





{ **NAGS HEAD LANE**
GREAT MISSENDEN, BUCKINGHAMSHIRE, HP16

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

**Nags Head Lane, Great Missenden,
Buckinghamshire, HP16**

Guide Price £749,950
Freehold

 **4 Bedrooms**
 **2 Bathrooms**
 **3 Receptions**

Features

Drawing Room, Kitchen/Breakfast Room,
Dining Room, Sitting Room, Principal
Bedroom with en suite Bathroom, Three
Further Bedrooms, Family Bathroom,
Cloakroom, Double Garage, Gardens,
Parking

Hamptons

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Situated in one of the area's most highly regarded roads, not far from Great Missenden High Street and the mainline station serving London Marylebone in approximately 40 minutes.

The Property

This 4-bedroom detached family home offers a blend of traditional and country finishes. The generous accommodation includes a first class open plan kitchen/breakfast area featuring Corian and granite surfaces, integrated Siemens appliances including an induction hob and bi-fold doors to make the most of the property's garden views.

The open plan drawing room/sitting room is a fantastic entertaining space, enjoying elevated views of the Chiltern Hills and featuring a stunning double sided open fireplace, engineered oak flooring and zoned under-floor heating. A separate dining room and downstairs cloakroom incorporating a utility space complete the ground floor accommodation. To the first floor are four double bedrooms. Of particular note is the master bedroom which affords the luxury of generous en suite facilities and wonderful views. The three remaining bedrooms are serviced by an equally well appointed family bathroom suite.

Outside

To the front of the property there is plentiful parking and access to the double garage with electric doors. A paved drive leads up through the landscaped gardens

with pedestrian access to the side. To the rear there is a large south facing terrace with steps rising to the lawn. There is established hedging and close board fencing to all boundaries.

Location

Situated on the edge of the village, the property offers access to a number of walks through open fields and woodland (including a direct footpath to Great Missenden and the mainline station to London Marylebone).

Schooling for the area is highly regarded with Little Kingshill Combined School, the Great Missenden Church of England School and The Misbourne all within about 1.5 miles. Buckinghamshire is, of course, renowned for its state and private education, details of which can be obtained from the local authority.

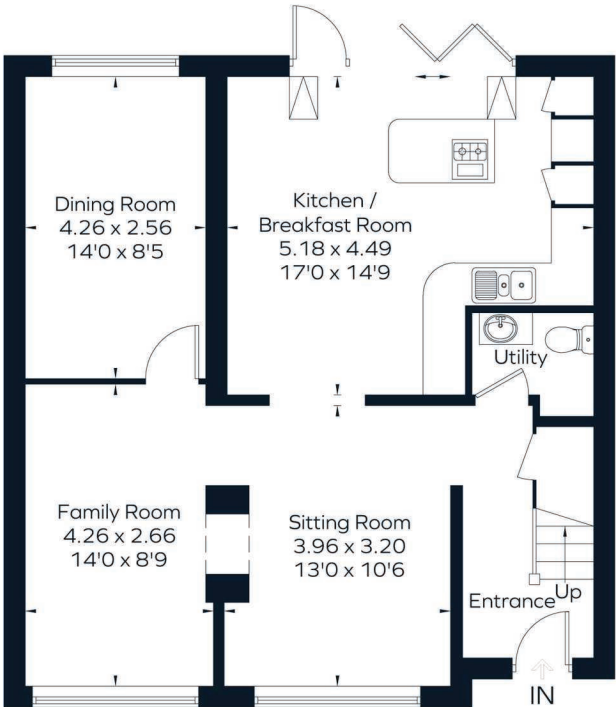
Great Missenden itself offers an extensive range of specialist shopping and the area is renowned for areas of outstanding natural beauty and historic monuments.

Additional Information

NB. Photographs are historic.

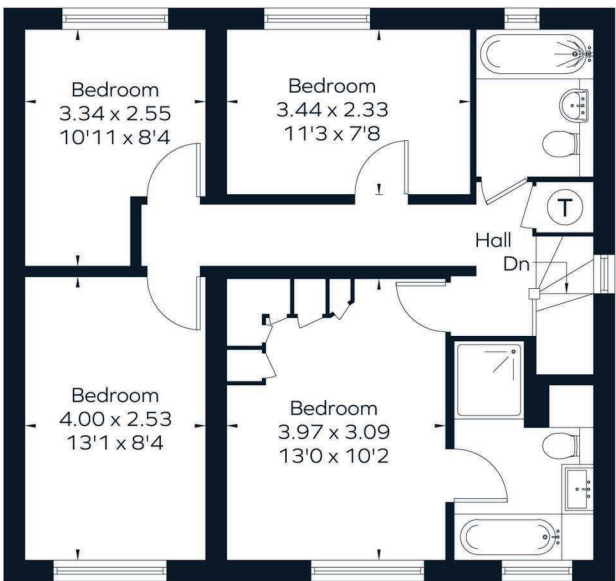
{ 4-BEDROOM DETACHED HOME FINISHED TO A HIGH STANDARD

Approximate Area = 130.2 sq m / 1401 sq ft
Garage = 23.2 sq m / 250 sq ft
Total = 153.4 sq m / 1651 sq ft
Including Limited Use Area (1.8 sq m / 19 sq ft)

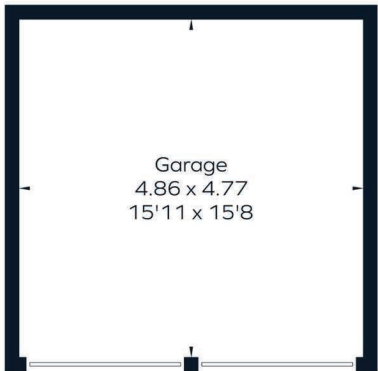


Ground Floor

[] = Reduced head height below 1.5m



First Floor



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 287393

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.

