



Marchwood, Great Missenden, Buckinghamshire, HP16 0JS

A five bedroom detached house quietly located in the hamlet of Bryants Bottom, overlooking fields and woodland yet still convenient for access to London, Oxford and the M25 and M40 motorways. The property is well presented with well-proportioned accommodation and two bathrooms.

Entrance hall | Sitting room | Dining room/family room | Cloakroom/shower room | Kitchen | Utility room | Five bedrooms | Family bathroom | Jack and Jill shower room | Triple Garage | Large Terraced Garden | Insulated Summer House

Properties on Bryants Bottom Road are located in a peaceful valley and Marchwood has a lovely view across the valley to open fields and up to woodlands beyond. The current owners describe a wonderful village community, residents "whatsapp" group and a genuine "local" village public house. Buses to local senior and grammar schools leave the village every weekday morning. Beautiful walks through the Chiltern Countryside are on the doorstep.

The entrance into the house is accessed via a paved entertaining terrace at the front of the property, from which the vendors make the most of the evening sunsets. From the front door the main sitting room is on the left of the house. It has an attractive electric coal fireplace and pocket doors which lead into the formal dining room/family room beyond. Steps up from the sitting room give this large, sunny room great impact with a link to the patio beyond being provided by French Doors and an additional focal point being a log burner at the end of the room. The cloakroom is fitted with a W.C., basin and shower. The kitchen is front aspect with views across the valley and is fitted with a comprehensive range of white, gloss units and the usual appliances. A door from the kitchen leads into the side utility/front and rear access. The hall is enhanced by a recently installed Neville Johnson oak and glass staircase.

Upstairs, there are three double bedrooms (all with fitted wardrobes) and two single bedrooms, both of which are currently used as home offices. The main bedroom is front aspect with bedrooms 2 and 3 being at the rear and sharing a compact Jack and Jill shower room. The family bathroom has been refitted with a white suite comprising of bath, with shower over, vanity basin and back-to-the-wall W.C.

To the rear of the property is a terraced garden which includes a patio, an outside insulated office, lawned areas, a pergola and a viewing platform ideal for sunset watching. At the front there is a triple garage with two parallel, off-street, parking spaces and a gate leading to the front terrace which is enclosed by picket fencing. The fully insulated Summer House is perfect for a home office, teenage den or a tranquil space away from the house.

Price... £775,000 *Freehold*



LOCATION

The highly regarded hamlet of Bryants Bottom is nestled in the Chiltern Hills, enjoying the surrounding countryside, together with the popular local schooling. Nearby Great Missenden has a good range of facilities for day to day needs, with several shops including Post Office, supermarket, florist, hairdressers, village hall, several public houses and schools for all ages, and a fast rail link into London (Marylebone). For a more comprehensive range of facilities, including a theatre, the town of High Wycombe lies approximately 5 miles away, where the commuter can join the M40 or another fast rail link into London.

DIRECTIONS

From our office in Prestwood follow the High Street/Wycombe Road towards Great Kingshill. After about a mile take the right turn into Perks Lane. At the bottom of the lane turn left onto the Hampden Road. Take the first turning on the right into Bryants Bottom Road and follow this for about a mile. The house will be found on the right beyond The Gate pub and diagonally opposite the community notice board.

Additional Information

Council Tax Band G

EPC Band F

School Catchment

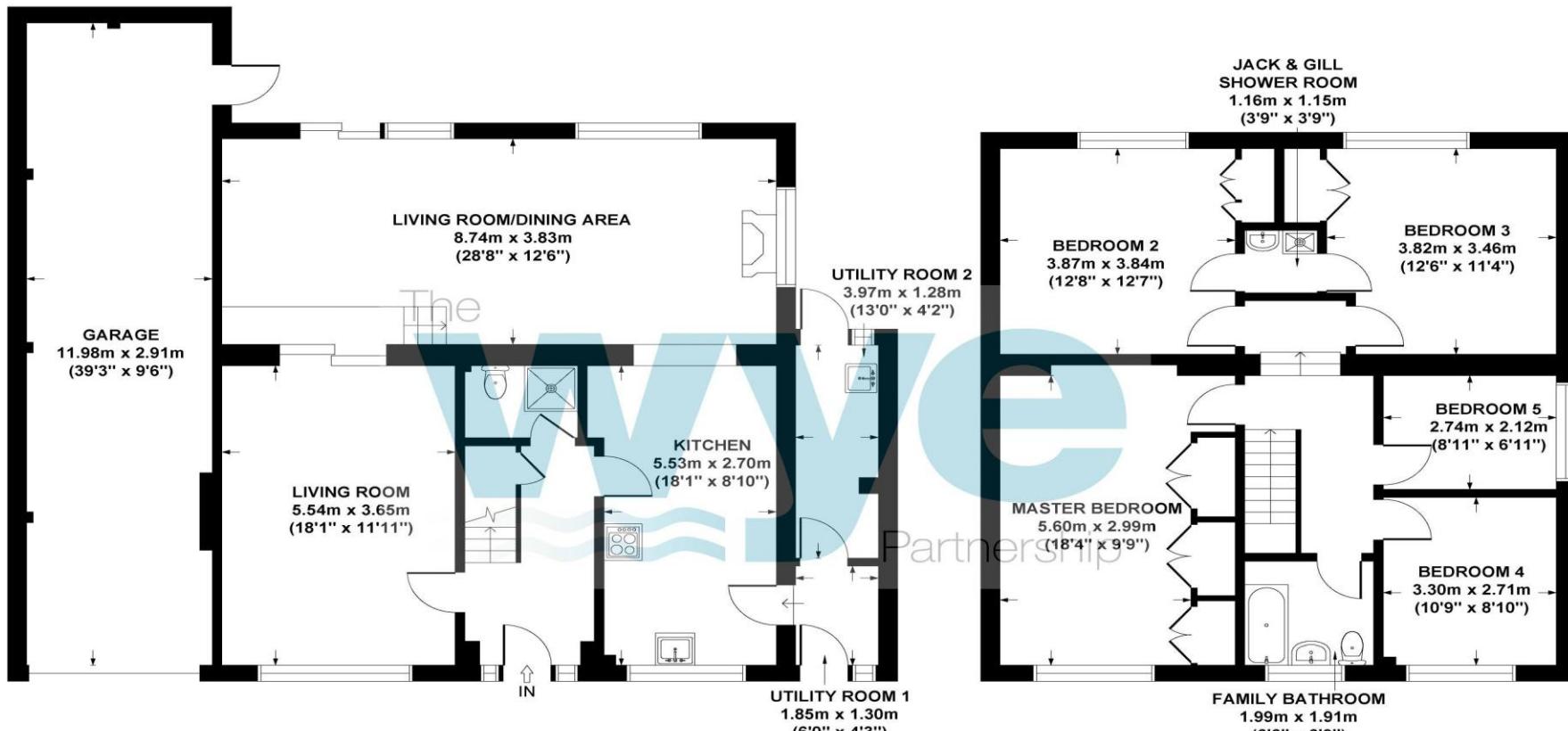
Hughenden Primary School | Boys' Grammar; Dr Challoner's, The Royal Grammar School, Aylesbury Grammar | Girls' Grammar; Dr Challoner's High School; Aylesbury High | Mixed Grammar; Sir Henry Floyd, Chesham | Upper School/All ability; Holmer Green Senior School, Sir William Ramsay School (We recommend you check accuracy and availability at the individual schools)

MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.





MARCHWOOD, BRYANTS BOTTOM ROAD, BRYANTS BOTTOM HP16 0JS
APPROX. GROSS INTERNAL FLOOR AREA 214 SQ M / 2299 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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The**wye** Partnership