



Rippleway, Chiltern Road, Ballinger, Buckinghamshire, HP16 9LH

An immaculate, freshly decorated and recarpeted, three-bedroom, semi-detached chalet-style house on a popular no-through road. This substantial house is light, bright and airy and has a long, gently sloping garden leading down to mature woodland. No Onward Chain

Entrance hall | Sitting room | Family room/study | Utility room | Cloakroom | Kitchen-Dining room | Three double bedrooms | Large garden | No Onward Chain

The property is set well back from the road with the front door in the centre; making the house symmetrical. Most of the ground floor is laid with freshly oiled oak flooring.

The sitting room is on the right overlooking the front and has a feature log burner. The family room/study is behind the sitting room and has a side window and door to the cloakroom and further door out to the utility room. This overlooks the back garden and is fitted with a range of white units with space/plumbing for a washing machine.

The kitchen is on the left of the house and runs front to back with the food preparation area overlooking the garden and the dining/leisure area at the front. The kitchen is fitted with a range of black framed units with new white doors and granite worksurfaces. There is a pair of Siemens under-counter fan ovens fitted above which is a Siemens induction hob and, adjacent to the sink, a slimline dishwasher. A pair of French doors lead out to a small upper terrace with central steps leading down to a much larger terrace below.

Upstairs, there are three, double bedrooms and a family bathroom. The main bedroom is above the kitchen and is double aspect, one of the other bedrooms is front aspect and the other, rear. The family bathroom is comprehensively fitted with a generous, tile-enclosed bath, a separate shower enclosure, W.C. and vanity basin with both tiled floor and walls.

Outside, the property is approached across a large brick-paver driveway with side lawn and bounded by ranch fencing to the front and between the adjoining house. There is plenty of space at the side of the house to access the back garden with the side being paved and with oil storage beyond which is a covered log/bike store.

The garden can be accessed from the house via the kitchen and the utility doors. These lead to a top patio with steps down to a much more expansive area of patio which is either paved or covered in cream decorative stone chips.

The main entertaining terrace has a pergola-style outdoor kitchen/BBQ area on the left opposite which is a rectangular, stone chipped area ideal for the installation of a home office/garage (STPP). A further, short flight of steps lead down to a long, gently sloping lawn leading to the ancient woodland at the end of the garden.

Price... £695,000 Freehold



LOCATION

Ballinger is a village set just to the north of Great Missenden which offers excellent shopping facilities, junior and senior schools and a main line rail link into Central London (approximately 35 minutes), ideal for the commuter. For more extensive requirements, both High Wycombe and Amersham are close by.

DIRECTIONS

From our offices in Great Missenden, follow the link road to the A413 and turn right. Remain in the left hand lane and take the first exit off the next roundabout onto Frith Hill. Take the first turning on the left continuing through the village of South Heath and into Ballinger. On entering the village take the 2nd right into Chiltern Road and Rippleway will be found on the left hand side about half way down.

ADDITIONAL INFORMATION

EPC Rating D

Council Tax E

SCHOOL CATCHMENT AREAS 2025/6

Infant: Lee Common C. of E.

Primary : Great Missenden C. of E.

Mixed Grammar: Chesham Grammar School Boys'

Grammar: Dr Challoners Grammar School Girls'

Grammar: Dr Challoners High School

Upper School: The Misbourne School

(We recommend you check availability at specific schools)

MORTGAGE

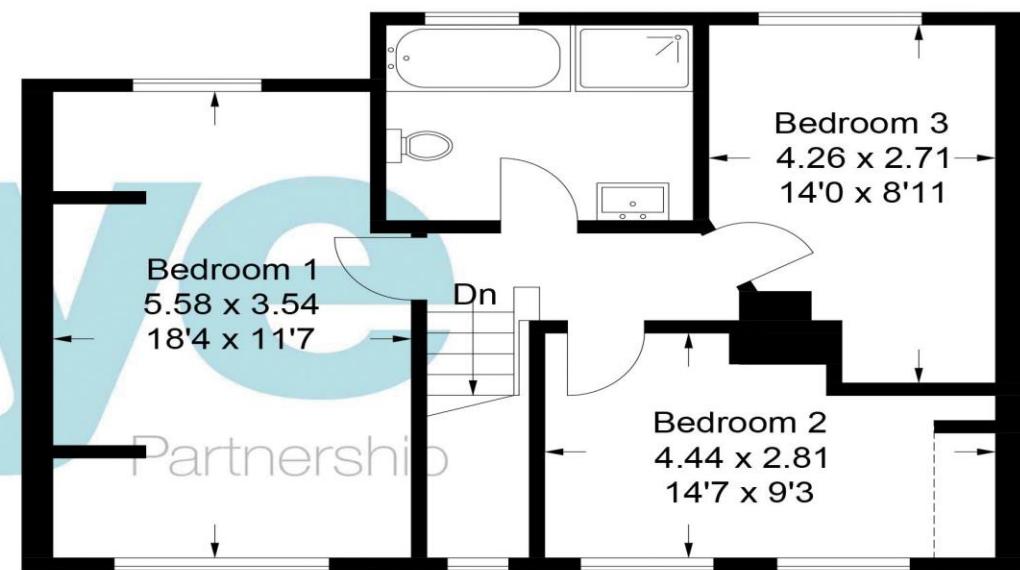
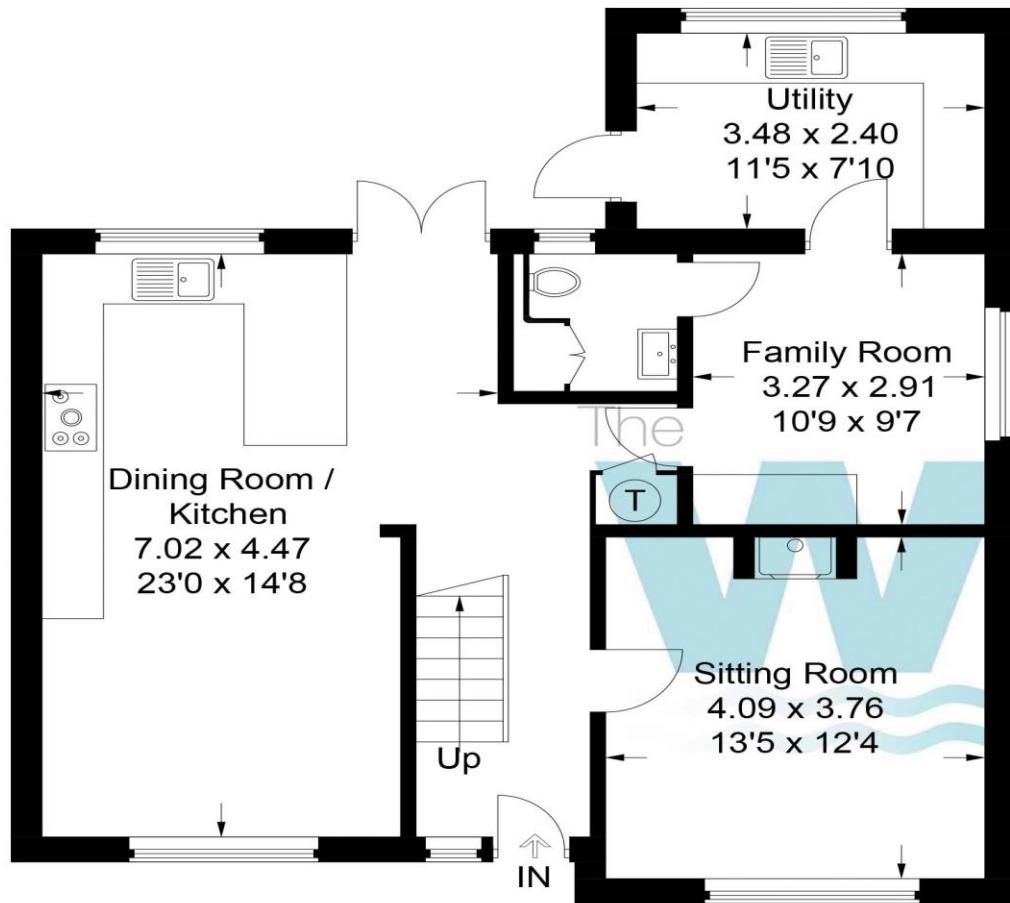
Contact your local Wye Country office who can introduce you to their Independent Financial Adviser

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



Rippleway

Approximate Gross Internal Area
 Ground Floor = 75.7 sq m / 815 sq ft
 First Floor = 56.3 sq m / 606 sq ft
 Total = 132.0 sq m / 1,421 sq ft



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The **wye** Partnership

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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