



Fallowfield, Great Missenden, Buckinghamshire, HP16 0BU



*A comfortable older style family house with well proportioned living accommodation, situated in a lovely private road within a few hundred yards of the picturesque village centre.*

Entrance hall | Living room | Study | Dining room/Kitchen | Sitting room | Utility | Master bedroom with ensuite bathroom | two further bedrooms | family bathroom | single integral garage | Double length garage

This lovely older style detached house is situated on a quiet private road in the heart of Great Missenden village, which reminds you why it's all about location, location, location!.

The house is approached over an in/out gravelled driveway leading to the front door, on entering the house you will find yourself in a well proportioned hallway with doors into the reception rooms and stairs to the first floor. There is a recently re-fitted ground floor shower/ cloakroom, a study with front aspect and a double aspect living room with feature fireplace. A cosy sitting room has an archway into the rear extension which forms part of the Kitchen/ dining area with a lovely aspect over the rear gardens, the kitchen is fitted with a range of white fronted units with wood effect worksurfaces and integrated appliances, there is also a useful utility with access into the integral garage and rear gardens.

To reach the first floor you take the dog leg staircase to a large landing which has been created by the extension to the rear, there is a large master suite with spacious ensuite bathroom with bath, basin, bidet and W.C. there are two further double bedrooms and a family bathroom which also has a Bath, shower basin and W.C.

Outside there is an in out gravelled drive to the front and access to the second garage which double in length and has rear door to the garden. The rear gardens are one of the major features of the house, they are mature gardens with a large patio immediately to the rear with neat, well tended, lawns beyond, there are mature shrub borders and beech hedges enclosing to the rear. There are a summer house and shed in the rear gardens

**Price... £1,295,000** *Freehold*





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### LOCATION

Great Missenden is an historic village with properties dating back over the last few centuries forming the lovely old high street, with bustling cafes, restaurants, pubs and boutiques. Nestling in the Chiltern countryside, this friendly village has many good shopping facilities, three schools for children of all ages, sporting and social amenities and a main line rail link into London Marylebone. The area is one of great beauty and there are splendid walks through the Chiltern Hills, now largely designated an Area of Outstanding Natural Beauty.

### DIRECTIONS

From our Great Missenden office turn first left into Station Approach, after approximately 200 yards take the turn immediately over the railway bridge into Trafford Road. Bernards Close is the first turning on the right and Fallowfield will be found on the right hand side.

### Additional Information

Council Tax Band G  
EPC Band D

### School Catchment

Primary - Great Missenden CofE Combined School Boys' Grammar – Dr Challoner's Girls' Grammar – Dr Challoner's High School Mixed – Chesham Grammar Upper School/All ability – The Misbourne 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.*

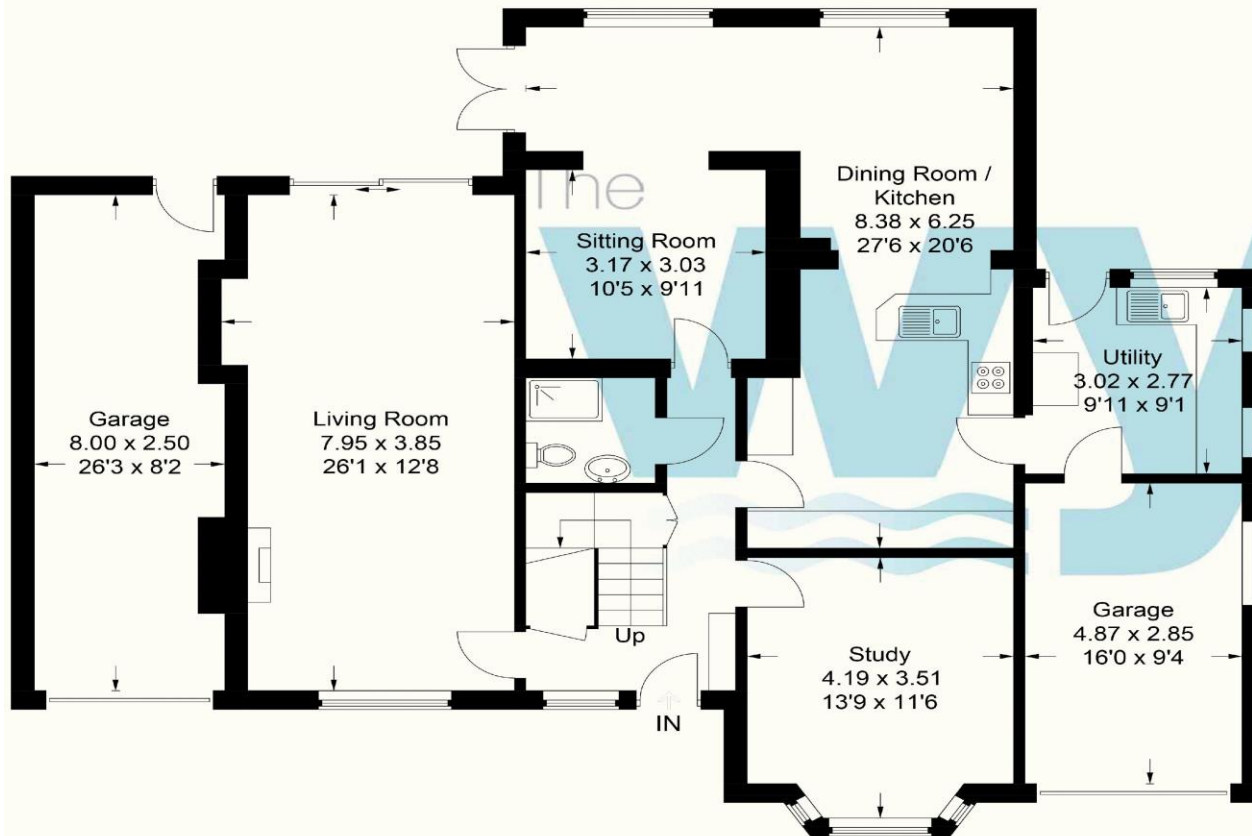
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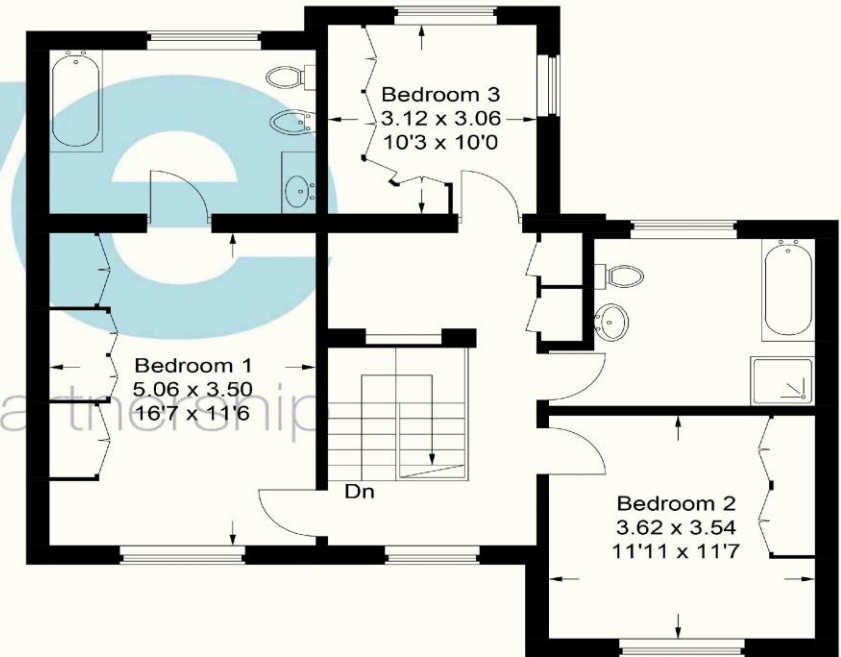


## Fallowfield

Approximate Gross Internal Area  
 Ground Floor = 129.3 sq m / 1,392 sq ft  
 (Including Internal Garage)  
 First Floor = 75.7 sq m / 815 sq ft  
 External Garage = 19.4 sq m / 209 sq ft  
 Total = 224.4 sq m / 2,416 sq ft



**Ground Floor**



**First Floor**

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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The **wye** Partnership