



8 Wychwood Rise Great Missenden Buckinghamshire HP16 0HB

*An immaculately presented, four bedroom, two bathroom, split-level, detached house with lovely views across the valley yet less than 1.5 miles from the heart of Great Missenden.*

Entrance hall | Sitting room | Kitchen/dining room | Utility room | Cloakroom | Master bedroom ensuite | Three further bedrooms | Family bathroom | Garage | Driveway parking | Front and rear gardens

8 Wychwood Rise is located on the outskirts of the village on the fringes of Little Kingshill. The property is in an elevated position overlooking the beautiful Chiltern countryside and has been built to make the most of the position with the bedrooms on the upper-ground, floor and reception room and kitchen on the lower-ground, floor, both with access onto the gardens.

The entrance hall is well proportioned with doors to the four bedrooms and family bathroom and an attractive staircase to the lower ground floor.

The master bedroom is at the rear with a pair of picture windows overlooking the valley. A door leads to the shower room which has been refitted with a double, walk-in shower, W.C. and basin. There are three further bedrooms, one with built in wardrobes that is currently used as a study.

On the lower-ground floor the sitting room is beautifully presented and well-proportioned with bi-fold doors out to the patio and a Gazco Studio gas-log effect fire.

The kitchen has been refitted with a range of Intoto, high gloss, white units with quality integrated appliances, quartz work surfaces and engineered walnut flooring. There is ample space for dining and socializing and French doors provide a good link to the gardens beyond.

Tucked behind the kitchen is the cloakroom and utility room.

Outside, there is parking for several vehicles and a garage with an automatic, roll up, garage door. To the rear the gardens slope slightly away from the house and are mainly laid to lawn with mature flower and shrub borders and with a patio.

#### **DIRECTIONS**

From our offices in Great Missenden continue along the High Street towards Missenden Abbey after about half a mile turn right into Nags Head Lane and right again after the railway bridge. Take the third left into Wychwood Rise. Number 8 will be found as the road levels on the right.

**Price... £665,000 ... Freehold**



## AMENITIES

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.

## SCHOOL CATCHMENTS (2020/21)

Infant & Juniors: Great Missenden CE Combined

Boys' Grammar; Dr Challoner's Girls' Grammar; Dr Challoner's High School

Mixed Grammar; Chesham

Upper/All ability: The Misbourne School

**(We recommend you check with the individual schools for accuracy and availability).**

## ADDITIONAL INFORMATION

Council Tax Band E | EPC Band D

To view this property, please contact:

Wye Country 01494 868000

[missenden@wyecountry.co.uk](mailto:missenden@wyecountry.co.uk)

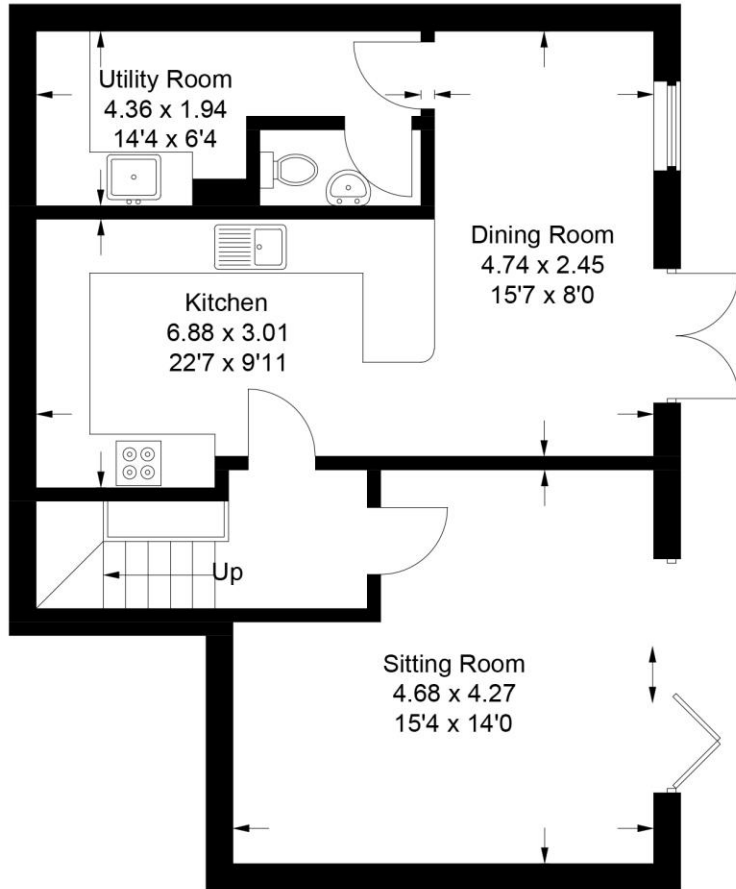
## MORTGAGE

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

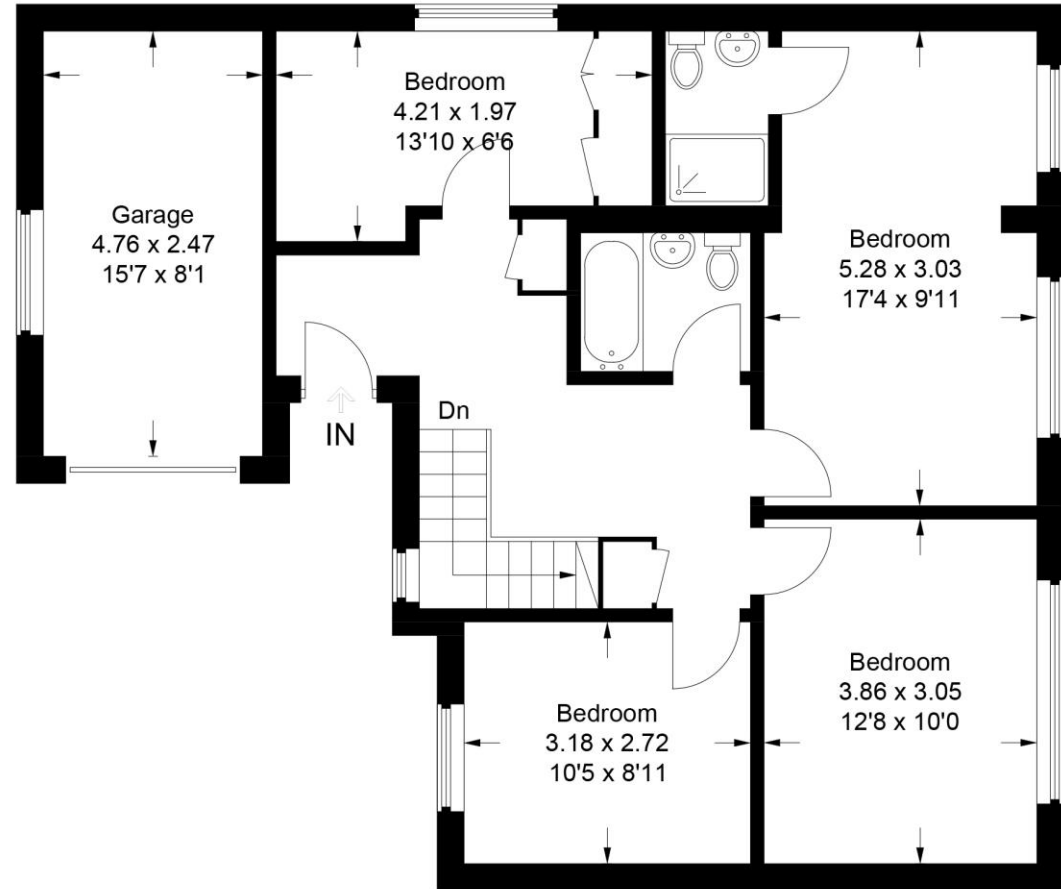
*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*



Approximate Gross Internal Area  
 Lower Ground Floor = 58.5 sq m / 630 sq ft  
 Ground Floor = 69 sq m / 743 sq ft  
 Garage = 11.6 sq m / 125 sq ft  
 Total = 139.1 sq m / 1,498 sq ft



**Lower Ground Floor**



**Ground 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.