



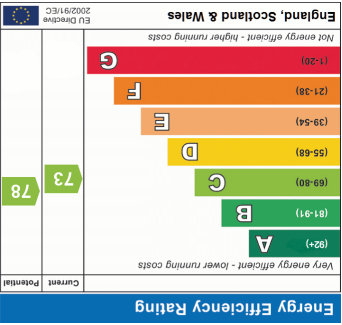
Woodwell | Bernards Close | Great Missenden | Buckinghamshire | HP16 0BU

£1,595,000

JOHN NASH & CO.

FIVE DOUBLE BEDROOM DETACHED HOUSE | MASTER WITH DRESSING ROOM AND ENSUITE | SET ON A PLOT OF OVER 1/2 ACRE | 1/4 MILE FROM STATION AND VILLAGE AMENITIES | TWO DETACHED GARAGES AND AMPLE PARKING | VIEWS OF THE CHILTERN COUNTRYSIDE | POTENTIAL TO EXTEND (STPP) | OVER 4,000 SQ FT OF LIGHT AND SPACIOUS ACCOMMODATION

Approximate Floor Area = 289.2 sq m / 3113 sq ft  
Outbuildings = 83.4 sq m / 898 sq ft (including Garages)  
Total = 372.6 sq m / 4011 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #82971

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Benefitting from its PRIME LOCATION on a discreet private road, this light and SPACIOUS property boasts generous living accommodation along with substantial grounds of over 1/2 acre. The property is extremely versatile and has the potential to extend (STPP)

**Bernards Close**

An Exceptional Five Double Bedroom Detached Home with Panoramic Views Over the Chiltern Countryside and Stunning 0.57 Acre Grounds.

**THE PROPERTY**

Approached via an inviting entrance porch, this impressive home opens into a generous reception hall offering access to both a dedicated study and a cleverly designed underfloor storage area.

The heart of the home is the light-filled kitchen/breakfast room, beautifully appointed with granite worktops, a central island, and ample space for a range cooker and American-style fridge freezer. A practical utility area provides additional storage and direct access to the rear garden. Adjacent, the spacious dining room enjoys picturesque views across the garden — the perfect setting for both family meals and entertaining.

Double doors lead through to a substantial, bright and airy living room, featuring two sets of French doors that open onto the terrace and side gardens, seamlessly blending indoor and outdoor living.

**TO THE UPSTAIRS**

A half landing leads to the fifth double bedroom, arranged over two levels and offering the flexibility to serve as a second study or guest suite, with easy access to the loft.

To the first floor, the luxurious principal suite boasts a dressing room, an elegant en-suite bathroom, access to the loft and far-reaching views across the Chiltern Hills. A second double bedroom also benefits from its own en-suite, while three further well-proportioned double bedrooms are served by a stylish family bathroom.

**THE OUTSIDE**

The pièce de résistance of this remarkable home is its expansive and beautifully maintained plot. The WRAP AROUND garden offers an extensive lawned area framed by mature hedging and trees, providing privacy and a peaceful backdrop to daily life. Meandering pathways lead through an abundance of established shrubs and planting, interspersed with a charming vegetable garden and a discreetly positioned garden store.

To the front, a gated entrance opens onto a generous shingle driveway and forecourt with parking for multiple vehicles. This leads to two detached garages, one incorporating a separate workshop area and the other a large storage area at the rear. Both garages are fitted with electric doors — ideal for car enthusiasts or those seeking additional storage or hobby space. There is an extensive lawned area giving rise to views of the open countryside.

**LOCATION**

Great Missenden is quintessentially English, with pretty period cottages, independent shops and down-to-earth pubs. The picturesque village is nestled in the Chiltern Hills between the towns of Amersham and Wendover and is renowned for its connection with Roald Dhal and home to the Roald Dahl museum. This location offers the peaceful country lifestyle whilst still being well connected to the larger towns of Amersham, High Wycombe and Aylesbury and of course the added benefit of being on the Chiltern Railways Line into Marylebone. With a range of fantastic primary and secondary schools as well as renowned grammar and independent schools, education is one of the main reasons people move to the area and stay there.

**COUNCIL TAX BAND - H (£4736.32)**

