

Ground Floor

Kitchen/  
Dining Room  
19'0 x 18'8

Sitting Room  
18'8 x 15'8

Study / Bedroom  
15'4 x 7'8

Utility

Entrance Floor

Entrance Hall /  
Lobby

Garage / Store  
11'5 x 10'10

Bedroom  
15'9 x 12'0

Bedroom  
13'0 x 11'3

Bedroom  
9'1 x 8'10

Bedroom  
2'78 x 2'68

Bedroom  
9'8 x 8'7

Bedroom  
3'97 x 3'43

Bedroom  
4'80 x 3'66

IN

Approximate Gross Internal Area

Lower Ground Floor = 85.2 sq m / 917 sq ft

Upper First Floor = 117.6 sq m / 1,266 sq ft

Total = 202.8 sq m / 2,183 sq ft

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Produced for John Nash & Co

measurments are approximate, not to scale.

Illustration for identification purposes only,

Energy Efficiency Rating

England, Scotland & Wales

EU Directive 2002/91/EC

Very energy efficient - lower running costs

(82+)

A

(61-91)

B

(69-80)

C

(55-68)

D

(39-54)

E

(21-38)

F

(1-20)

G

Not energy efficient - higher running costs

Current

Potential

74

82

N

26 Wychwood Rise | Great Missenden | Buckinghamshire | HP16 0HB

£875,000

Five/Six Bedroom Family Home | Open Plan Kitchen/Dining Room | Modern Fixtures and Fittings | Stunning Countryside Views and Garden | Quiet Residential Cul-de-Sac | Excellent Transport Links and Outstanding Schooling Options | Guide Price of £875,000

JOHN NASH & CO.





VIEWS VIEWS VIEWS!! Set in the sought-after village of Great Missenden, this striking five/six bedroom home offers over 2,000 sq ft of highly adaptable accommodation across two cleverly designed floors. Elevated to maximise its panoramic countryside views, this property combines modern living with a peaceful semi-rural lifestyle - all withing reach of town amenities and exceptional local schools.

**The Property**

This unique, architecturally styled home is full of individuality, character and clever design to maximise the needs of today's families. With it's flexible living spaces, the layout can accommodate home offices, playrooms, guest rooms or even a self-contained suite, all depending on your individual requirements.

**The Entrance Floor**

Upon entering, the house opens with a welcoming entrance hall/lobby with a wonderful sky roof lantern bringing in lovely natural light. The lobby is sufficient in size to accommodate an extensive heated coats cupboard and with enough floor space for a hall sofa/furnishings.

The hallway leads onto the inner landing and to five well proportioned double bedrooms of which two of the bedrooms are en-suite shower rooms. There is also a modern family bathroom to this floor. The back three bedrooms take advantage of the most stunning countryside views. From this floor you descend onto the ground floor and into the hub of this family home.



**The Ground Floor**

The staircase from the entrance lobby leads immediately into the light-filled kitchen, dining and living areas which embraces an open-plan concept and flows effortlessly out to the garden terrace showcasing the property's spectacular natural surroundings. The kitchen is fully fitted with a central island, an abundance of storage along with granite worksurfaces.

There is a substantial dual aspect sitting room off the kitchen, once again taking in the wonderful views and a further study or sixth bedroom. A utility room is nicely tucked away from the living areas with an adjoining cloakroom.

**The Outside**

To the front of the property, there is an enclosed front garden area with wood panel fencing, ample off street parking and access to the integrated garage/storage room.

Side access takes you to the large rear garden with a wonderful terrace, an area of lawn and a further lower area ideal for an outdoor playset or perhaps vegetable patch! The garden offers so much to the home with the countryside views beyond to marvel at whilst enjoying time outside playing with the children, reading a book or entertaining family and friends.

**Location**

Wychwood Rise is a desirable, peaceful cul-de-sac within walking close proximity of Great Missenden's charming high street, with its cafes, boutiques and the renowned Roald Dahl Museum. Excellent transport links make commuting easy and the area is well-served by top-rated state and private schools, including grammar schools.

**Council Tax Band F £3,420.67 2025/2026 Rates**

