



**HILTON KING & LOCKE**  
SPECIALISTS IN PROPERTY



Pera Casa Nags Head Lane, Great Missenden, Buckinghamshire. HP16 0HD.

£1,450,000 Freehold

There are homes that offer comfort, and then there are homes that define a way of life. Pera Casa residence on Nags Head Lane is the latter, a rare creation where architecture, innovation, and sustainability converge in perfect harmony. Designed without compromise, it is a home that inspires, excites, and endures.

At its core, this property looks to the future. Enhanced solar panels with battery storage capture the sun's abundant power, reducing energy costs by up to 75%, while ensuring the home remains powered long after dusk. Warmth, hot water, and light flow effortlessly through zoned underfloor heating, while an advanced MVHR clean air system maintains a fresh, healthy environment throughout. A smart home app gives complete control at your fingertips, allowing seamless management of lighting, climate, and security. This design not only minimizes cost and carbon footprint but elevates every aspect of modern living.

The sense of arrival is immediate. A striking glass-fronted entrance, framed by soaring panels of glass, floods the hallway with natural daylight. Morning sun spills across polished porcelain tiles, highlighting every crafted detail and setting the tone for the interiors beyond.

To one side, the kitchen and dining area beckon, a bespoke Pearcroft creation that is as much a statement as it is a space. The expansive island becomes the gathering point for quiet family breakfasts or lively dinner parties. Italian porcelain tiles lend sophistication, their cool surface balancing the warmth of sunlight streaming through wide glazed doors that open directly onto the south-facing rear garden, perfect for al fresco dining or peaceful relaxation. A thoughtfully designed utility room sits just beyond, discreetly extending the kitchen's functionality.

Opposite, the lounge offers a retreat of elegance and ease. Vast and beautifully proportioned, its dual aspect frames ever-changing views over the surrounding greenbelt, bringing the beauty of the outdoors in.

Upstairs, the narrative of light and luxury continues. Four double bedrooms, all with ensuite facilities, radiate from the central landing, each crafted for balance and calm. Principal rooms open onto a private balcony, where dawn brings soft morning light, and evenings invite





quiet reflection beneath the glow of the setting sun. Bathrooms are indulgent sanctuaries, finished with hand-selected Italian porcelain tiles and high-specification fittings.

Set on sought-after Nags Head Lane, the home enjoys peace and privacy while lying just 1.2 miles from the charm of Great Missenden. The village offers boutique shops, traditional inns, and fine dining, while swift Chiltern Line connections place London Marylebone within effortless reach. Families will find excellence in education woven into the area, with renowned Grammar and High Schools within catchment and the highly regarded Little Kingshill Combined School nearby.

This is more than a home. It is a lifestyle of sophistication, innovation, and beauty, a place where every sunrise and sunset becomes part of the design, where sustainability is celebrated, and where panoramic greenbelt views, a sun-soaked south-facing garden, and cutting-edge technology complete the picture. For those who seek the extraordinary, this residence offers a truly unparalleled living experience.



#### Important Notice

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Hilton King & Locke Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Hilton King & Locke Ltd does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



20 Market Place  
Gerrards Cross Buckinghamshire SL9 9EA

Tel: 01753 480060  
csp@hklhome.co.uk



PERA CASA, NAGS HEAD LANE, GREAT MISSENDEN, HP16 0HD