

Nag's Head Lane

Great Missenden | Buckinghamshire

Lot 1 **£995,000** subject to contract

Lot 2 **£25,000** Freehold

Jeremy Swan

Red Gable

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Set well back behind a mature beech hedge, Red Gable makes the most of an exceptional plot. In 2018 its architect owners transformed an ordinary 1950s bungalow into a home for their family of five. Large windows open up views on every side, and the layout gives parents and children their own space, joined by the hall, kitchen and living areas. Available as Lot 1 (house and gardens) or Lots 1 and 2 together (including the rear field and orchard).

- Four bedrooms and two bathrooms, including a principal suite with its own study, sleeping area with field views and ensuite
- Remodelled in 2018 by its architect owners: large windows with views on every side, bespoke birch-ply joinery and glazed doors, separate adult and children's wings, flexible layout
- Lot 1: house and gardens, approx. 0.25 acres. Lot 2: field with orchard (damson, apple, pear) and flat play area, approx. 0.5 acres. Combined approx. 0.75 acres
- Wide frontage, set well back behind a mature beech hedge on a popular lane.
- EPC C, EnviroVent Spider whole-house ventilation and new boiler (2026): economical to run, warm in winter, cool in summer
- Driveway parking for four cars, double garage and Pod Point EV charger
- Great Missenden train station 5 minutes by car or 10 by bike, with direct trains to London Marylebone.



The kitchen/dining room is the heart of the house and has seen everything from family meals to school projects and bike repairs. Bespoke birch-ply architraves and glazed double doors lead into the vaulted sitting room, with its skylights, open fire and wall of built-in shelving: a calm retreat for evenings and music practice.

The principal suite is a private wing of its own, its door opens into a study, which leads straight through, without a further door, to the sleeping area and then the ensuite. The sleeping area is designed around the view rather than floor space: the bed sits between built-in cupboards, so you wake looking straight out over the garden and field, an exceptional outlook in every season.

An EnviroVent Spider whole-house ventilation system and a new boiler keep every room fresh and comfortable all year, and the sheltered courtyard is a place to sit out in most seasons.

At the front, the drive takes four cars and leads to a double garage with an EV charger. Behind the house, the garden opens onto the property's own gently rising field (Lot 2) that spans 3 properties in total – unusual for properties on this side of Nag's Head Lane – with an orchard that produced this year's damson jam, a compost area and space for a vegetable patch – which kept the family in beans, potatoes and carrots during lockdown. The rising ground gives open views and privacy all year round.

The station is 5 minutes by car or 10 by bike, and the village is within walking distance, with footpath shortcuts in summer. Single-storey living with room for a growing family is a rare combination this close to Great Missenden.

Entrance hall – Luxury Karndean flooring, built-in storage cupboards, spotlights.

Sitting room (6.05m x 4.07m) – Accessed by double bespoke ply and white laminate double glazed doors handmade by a local joiner, fitted carpet, wall lights, radiator, bay window with seating and storage underneath, open fireplace with timber surround and stone hearth, built-in bookshelves, skylights with blinds, exposed painted steel beams.

Triple aspect open plan kitchen/dining room (5.72m x 5.25m) – Range of matching handleless base units, drawers and pullout larder cupboards, lightly veined composite worktops, SMEG five-ring gas hob with contemporary styled Best extractor fan above and glass backsplash, integrated stainless steel sink with single drainer and mixer tap, two contemporary styled vertical black radiators, ventilation system controls, integrated dishwasher, integrated Siemens microwave, integrated double Siemens oven, space for double freestanding fridge freezer, skylight, bespoke cabinetry for dishwasher and tumble dryer, downlighting, space for dining table and chairs, modern electric sockets with USB inputs, luxury Karndean flooring, spotlights.



Principal suite: study, sleeping area and en suite

Study (3.60m x 2.25m) – Bespoke built-in desk made by a local joiner, radiator, luxury Karndean flooring, spotlights.

Sleeping area (3.25m x 2.52m) – Fitted carpet, range of built-in wardrobe cupboards including a drying cupboard with extractor fan and a radiator for hanging and drying, wall lights, two radiators, built-in shelving.

Ensuite (2.00m x 1.36m) – Modern matching white suite comprising enclosed cistern cantilevered WC, floating hand wash basin with mixer taps, walk-in shower cubicle with shower screen, rainwater showerhead and handheld shower attachment, chrome vertical heated towel rail, built-in mirrored vanity cabinet with composite shelf under, ceramic tiled floor, ventilation system and spotlights.

Hallway – Fitted carpet, access to loft via hatch.

Bedroom 2 (double) (4.00m x 3.25m) – Fitted carpet, bespoke built-in wardrobes, desk and shelving by local joiner, radiator, spotlights, window overlooking the front garden.

Family bathroom (2.20m x 2.00m) – Fully tiled white suite with porcelain tiled floor, modern matching white suite comprising floating hand wash basin with mixer tap, enclosed cistern WC, freestanding white bath with shower attachment and contemporary styled mixer tap, vertical heated towel rail, integrated mirrored vanity cabinet with Bluetooth connectivity for listening to music, composite shelf, ventilation system and spotlights.

Bedroom 3 (double) (3.72m x 3.39m) – Fitted carpet, window looking out onto the front garden, radiator, spotlights.

Bedroom 4 (double) (3.72m x 2.80m) – Fitted carpet, window looking out onto the back garden, radiator, spotlights.









Outside

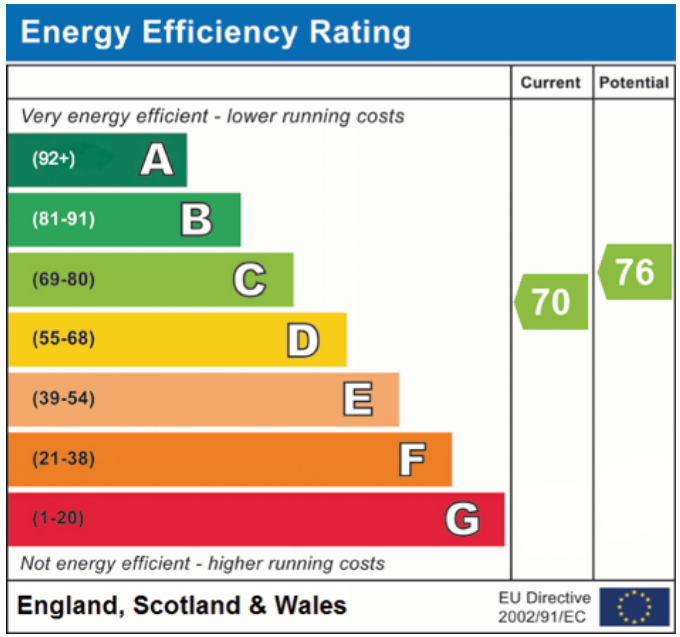
Driveway– Stone gravel driveway approached by a wooden five-bar gate providing off-street parking for many cars with electrical vehicle charging point on the side of the house.

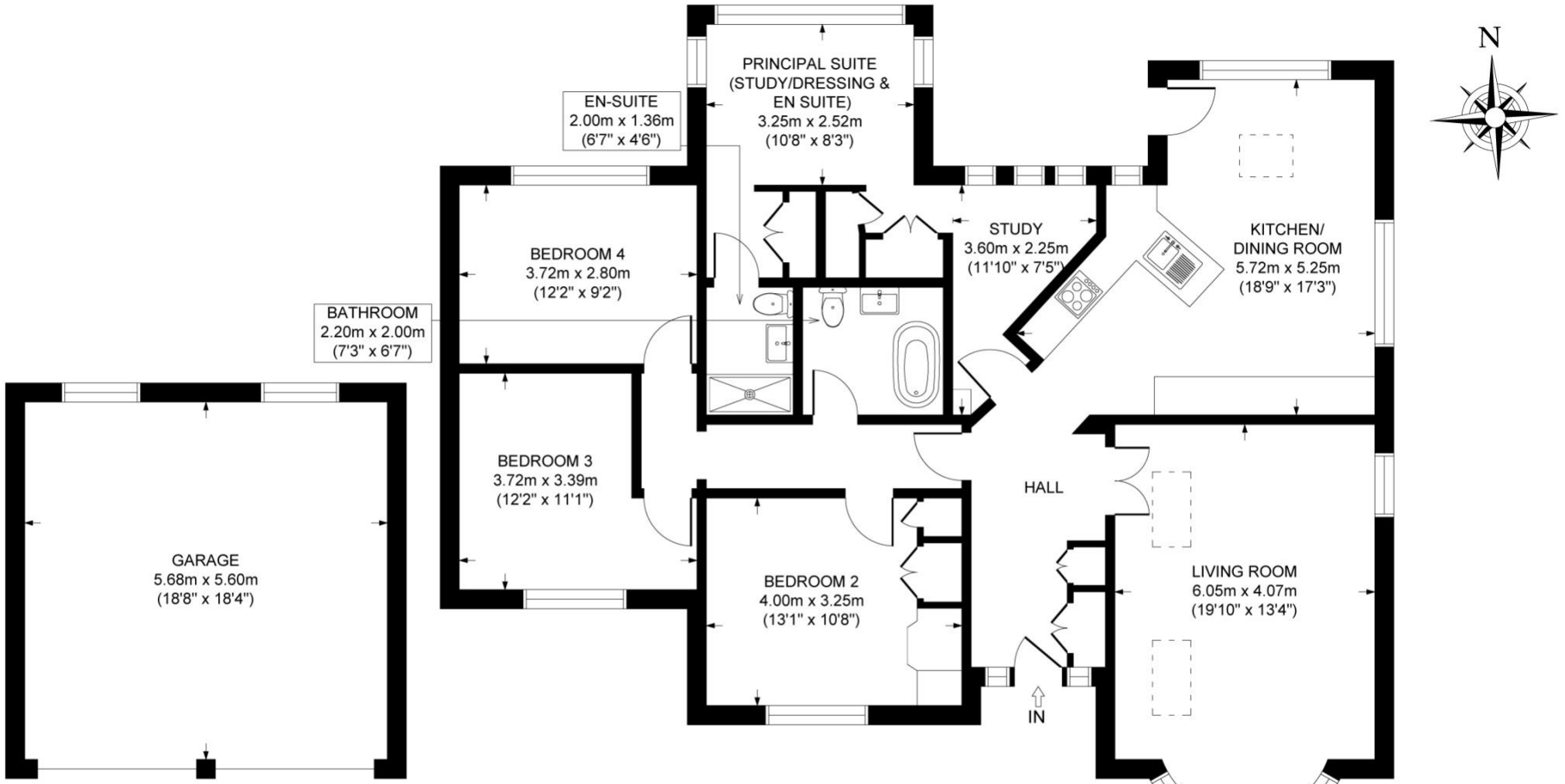
Front garden – Meandering pathway leading to steps approaching the front door, Victorian style lamppost, mainly laid to lawn with rock border flowerbeds, mature tree and various shrubs as well as privacy hedging.

Rear garden – Lot 1 - sun terrace leading to the raised rear garden which is mostly laid to lawn with wooden children's climbing frame, pond, well-stocked flower and shrub borders (approx. 0.25 acres)
Lot 2 - steps lead from the house's rear garden up to a gate onto an orchard populated with a range of established fruit trees and shrubs, with remainder mostly laid to lawn and backing onto farmland. Ideal for outdoor leisure and entertainment, separate compost area. (approx. 0.5 acres)

Double garage – Flat roof, manual up and over white UPVC doors, power and light.

Council Tax: F





GARAGE
GROSS INTERNAL
FLOOR AREA 344 SQ FT

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1367 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1711 SQ FT / 159 SQ M
RED GABLE, NAG'S HEAD LANE, GREAT MISSENDEN, HP16 0HG

All measurements of walls, doors, windows, fittings and appliances,
including their size and location, are shown as standard sizes and therefore
cannot be regarded as a representation by the seller.

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To unsubscribe, please log in to your account on our website and follow the instructions.

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