

Walnut Close

Great Missenden | Buckinghamshire

£1,250,000

Freehold

Jeremy Swan

Walnut Close
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A rare opportunity to purchase this elegant and characterful semi-detached four-bedroom former vicarage dating from 1855, ideally situated in the heart of the village, just a short walk from the station. The period home with its high ceilings, cornicing and well-proportioned rooms offers a wonderful sense of light and space. Recently redecorated with significant roof works completed, viewing is highly recommended.

Highlights include:

- Central village location with easy pedestrian access of local shops, restaurants and the railway line into London Marylebone
- Period features throughout
- Partial double-glazing and gas fired central heating
- In the catchment for several state and independent schools rated 'Excellent' by Ofsted
- Sole agent



Entrance hall – solid oak floor, dado rail, two radiators, stairs rising to the first floor, understairs storage cupboard, original front door, back door, storage cupboards.

Downstairs cloakroom/W.C. – modern matching white suite comprising low-flush W.C, pedestal wash hand basin, vinyl floor, radiator, access to small loft.

Dual aspect kitchen – fitted with a range of matching base units, wall and display cabinets, wood effect worktop with inset double stainless-steel unit with single drainer and mixer tap. Integrated dishwasher, integrated bin system, integrated Hotpoint washing machine, integrated corner cupboard with space saving mechanism, pull-out larder cupboard, integrated fridge, integrated freezer, engineered wood floor, double casement doors with shutters and steps leading to the rear garden, another window with original shutters, inset cast iron living flame gas stove sat on a granite hearth, cornicing.

Dual aspect sitting room – floor to ceiling casement doors and windows with original shutters, radiator, picture rail, wall lights, open fireplace with inset pewter, solid wood oak floor. Victorian style cast iron fireplace with marble mantlepiece surround and granite hearth, bay window, cornicing.

Dual aspect dining room – solid wood oak floor, two floor to ceiling casement windows with original shutters presented within a curved wall, dado rail, radiator, dimmer switch for lighting, cornicing.

First Floor

Part galleried landing – fitted carpet, dado rail, radiator.

Family shower room/W.C. – modern matching white suite comprising enclosed cistern WC, enclosed wash hand basin with cupboards under, shower cubicle, chrome vertical heated towel rail, extractor fan, ceramic tiled floor.

Bedroom 2 – fitted carpet, radiator, curved wall with two windows, large walk-in wardrobe cupboard.

Bedroom 3 – fitted carpet, radiator, curved wall.

Dual aspect principal bedroom – fitted carpet, radiator, built-in wardrobe cupboards.

Ensuite bathroom/W.C – modern matching white suite comprising enclosed double ended bath with centre mixer tap and shower attachment, wash hand basin with mixer tap, low-flush WC, tiled floor, chrome vertical heated towel rail, extractor fan, spotlights and mood lighting with dimmer switches.

Additional landing – spiral staircase leading to the top floor.

Top Floor

Large mezzanine level – fitted carpet, two Velux windows with blinds, access to two under eave storage cupboards, exposed timber beams, door through to bedroom 4.

Dual aspect bedroom 4 – fitted carpet, two Velux windows with blinds, built-in wardrobe cupboards, radiator.







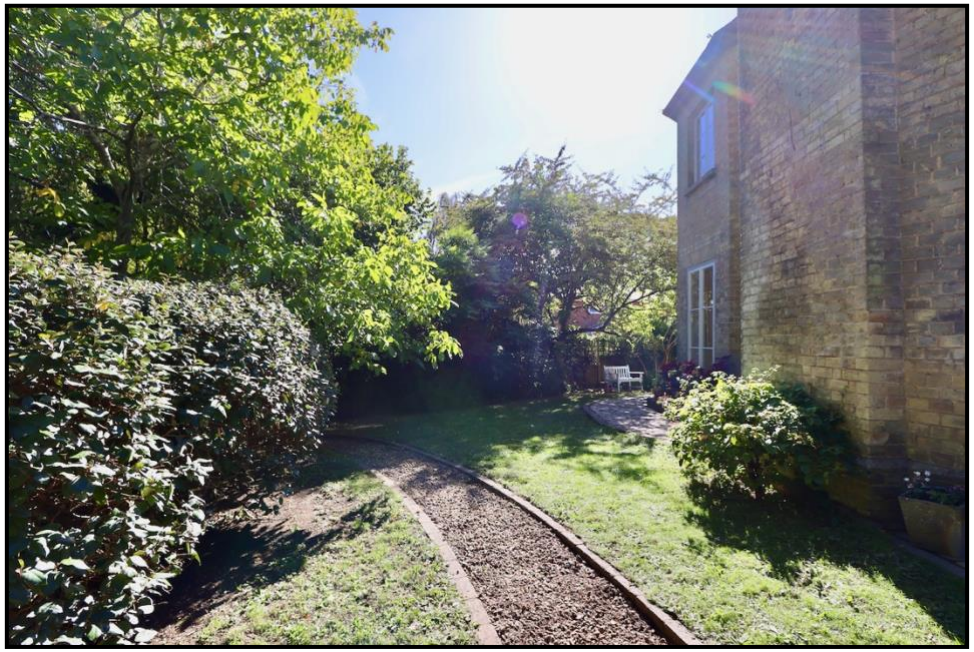


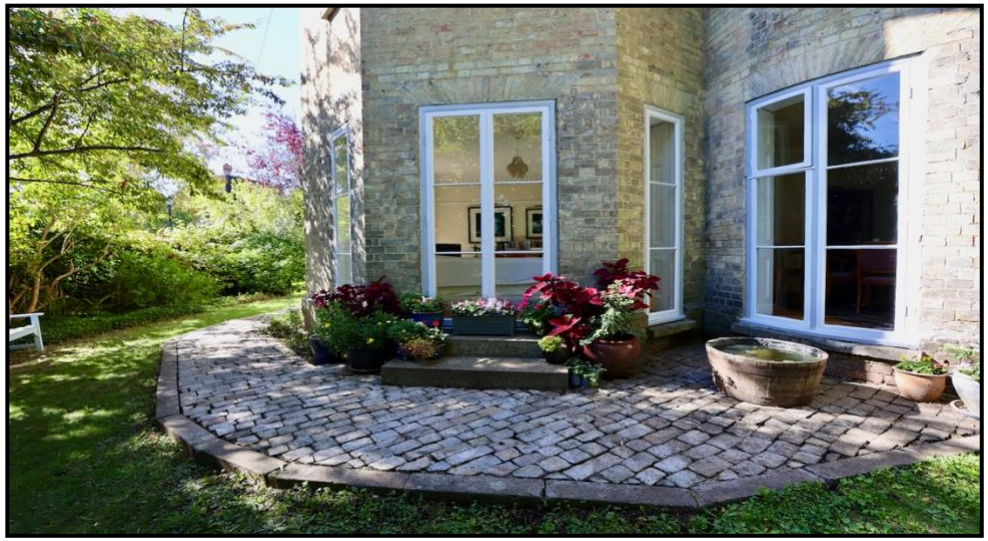














Outside

The house is surrounded by a 7-foot-high traditional brick and flint wall. The garden shed and the adjoining land at the bottom of the close is also included in this sale.

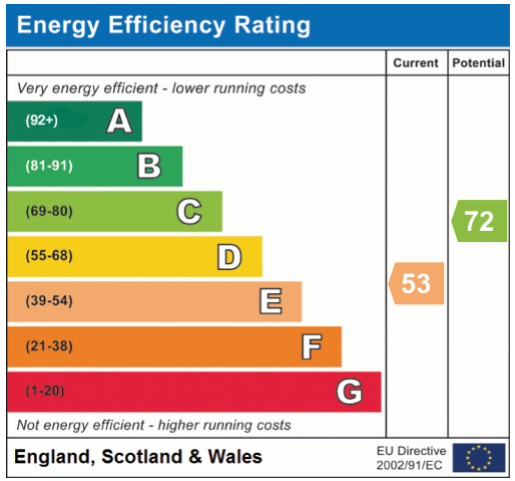
Garage and carport– with off-street parking for 2 cars.

Driveway – providing off-street parking for three cars.

Wraparound gardens – the front of the house is approached by a block paved pathway that leads onto the original cobbles that wrap around the house providing patio areas, the remainder is mostly laid to lawn. To the back of the property is a private enclosed garden with established trees and shrubs, perfect for entertaining with a gate that leads straight onto the High Street.

Agent's Note: when the property was converted from the vicarage, the Walnut Close end became the front aspect and the original front approached by a gate on the High Street became the back.

Council Tax Band: G



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