wye Partnership

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

£975,000

Pera Casa Nags Head Lane

Great Missenden

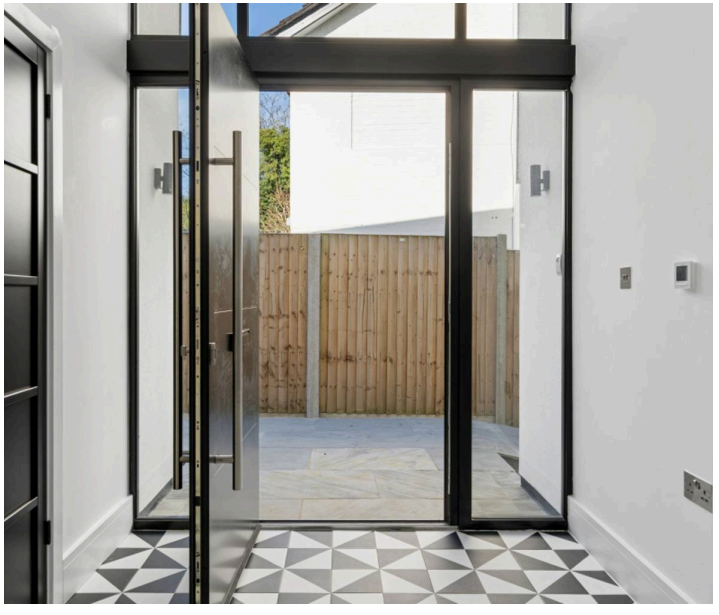
- Nearly new, modern, four bedroom/four bathroom eco house with stunning views.
- Remainder of new homes guarantee.
- Heating via air-source heat pump.
- Large sitting room with access to terrace and with views across open farmland.
- Contemporary kitchen-diner with pair of bi-folds out to the garden and utility room.
- Both front aspect bedrooms with doors out to a balcony and with great views.
- Semi-rural location yet within a few miles of overground and underground trains to London.

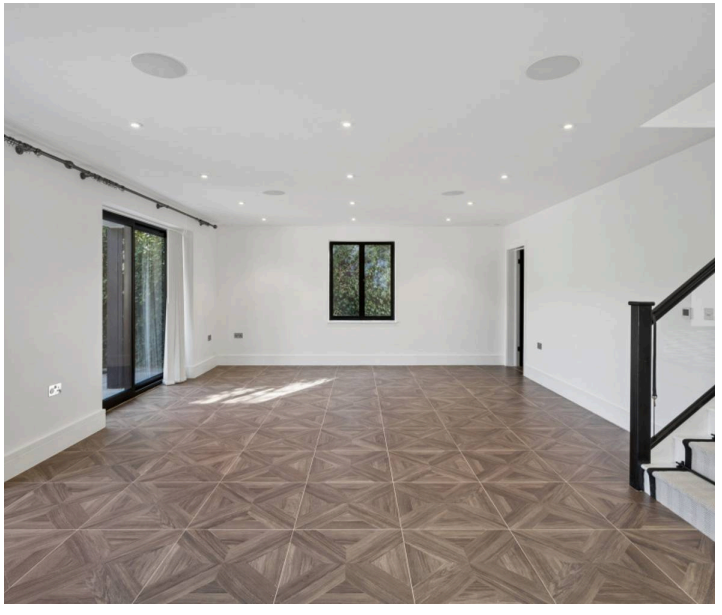
Great Missenden is an historic village surrounded by the Chiltern Area of Outstanding Natural beauty. The lovely, village centre has several café/coffee shops, restaurants, pubs and boutiques plus a local Co-Op supermarket with visitors being drawn to the Roald Dahl Museum. There is a mainline rail link into Marylebone via the Chiltern Line. ***School Catchments 2026*** Primary - Little Kingshill Combined School. Boys' Grammar- Dr Challoners Grammar School. Girls' Grammar- Dr Challoners High School. Mixed Grammar- Chesham Grammar School. Upper School- The Misbourne School
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating: A





Pera Casa Nags Head Lane

Great Missenden

A stunning, light bright and airy, four bedroom, four bathroom, eco house set in a semi-rural location on the edges of the village. No Onward Chain

The property sits in an elevated position and is approached via a modern cobbled driveway. The front door, located at the side, opens into an impressive hallway with a vaulted ceiling and contemporary staircase. Designed for efficiency, the home features renewable heating, low-maintenance ground floor flooring, and underfloor heating throughout.
To the right are the cloakroom and spacious kitchen-dining room. The monochrome kitchen includes integrated Neff appliances, a large central island, generous dining space, bifold doors to the garden, and an adjacent utility room.

Steps from the hall lead down to a triple-aspect living room with doors opening onto a terrace overlooking the valley.

Upstairs, an atrium window fills the landing with light. There are four ensuite bedrooms: two at the front with balcony access and countryside views, and two at the rear overlooking the garden. A large airing cupboard provides additional storage.

Outside, the south-facing rear garden slopes gently and offers a private, blank canvas enclosed by fencing. The front includes parking, a terrace, and side access.

Pera Casa

Approximate Gross Internal Area
Ground Floor = 109.3 sq m / 1,176 sq ft
First Floor = 101.8 sq m / 1,096 sq ft
Total = 211.1 sq m / 2,272 sq ft

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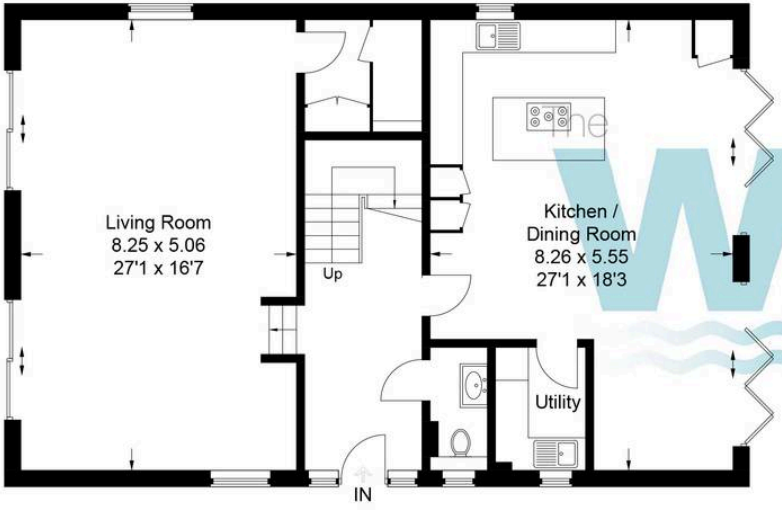
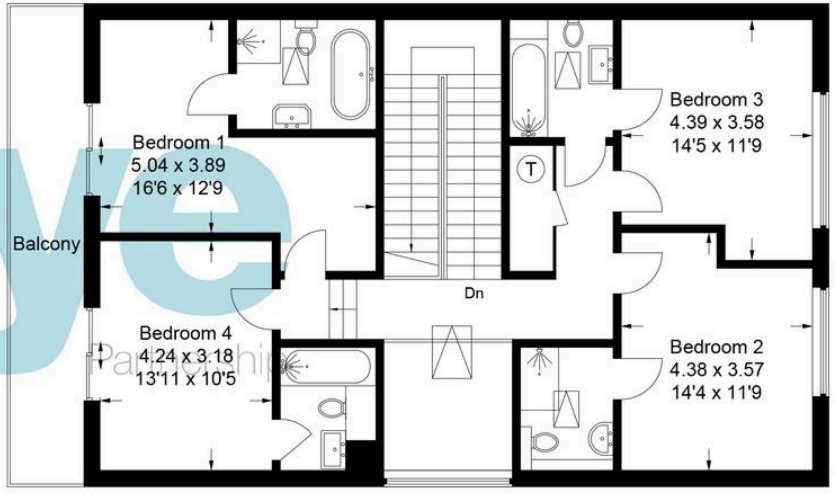


Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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