



2 Whitefield Lane

Great Missenden

- Wonderful extended three bedroom semi-detached family home
- Extended to provide stunning 25' kitchen/diner, separate utility room and ground-floor shower room/wc
- Creation of two further reception rooms/office space or bedrooms
- Outstanding, insulated hand built garden room/gym - 24'6 x 13'1
- Beautiful maintained, level and private rear garden with outdoor entertaining areas and a substantial garden room/gym
- Large, welcoming entrance hall perfect for busy family life

Great Missenden is a historic village with properties dating back centuries, forming the lovely old High Street with its bustling cafés, restaurants, pubs and boutiques. Nestled in the Chiltern countryside, this friendly village offers good shopping facilities, schools, sporting and social amenities, and a mainline rail connection to London Marylebone (average journey time 47 minutes). The surrounding countryside offers beautiful walks through the Chiltern Hills, much of which forms part of the Chilterns National Landscape. SCHOOL CATCHMENT:

- Primary School: Great Missenden CofE Combined School
- Boys' Grammar School: Dr Challoner's Grammar School
- Girls' Grammar School: Dr Challoner's High School
- Mixed Grammar School: Chesham Grammar School
- Secondary School: The Misbourne School

We recommend confirming catchment eligibility and admissions availability directly with the individual schools

Council Tax band: E. Tenure: Freehold. EPC Energy Efficiency Rating: C



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Great Missenden

An extended three-bed semi-detached family home offering spacious and versatile accommodation, a generous kitchen/dining area, private rear garden and an impressive detached garden room/gym.

This attractive, extended family home offers generous and flexible accommodation, well suited to modern family life, home working and entertaining.

The ground floor features a spacious entrance hall, a comfortable sitting room and an impressive 25-foot kitchen/dining area, providing a sociable space with direct access to the rear garden. A separate utility room and ground-floor shower room/WC add further practicality.

Two additional ground-floor rooms offer flexibility for a variety of uses, while the first floor comprises three bedrooms and a family bathroom.

Outside, the property benefits from off-road parking to the front and a beautifully maintained, level rear garden with established planting and multiple seating and entertaining areas.

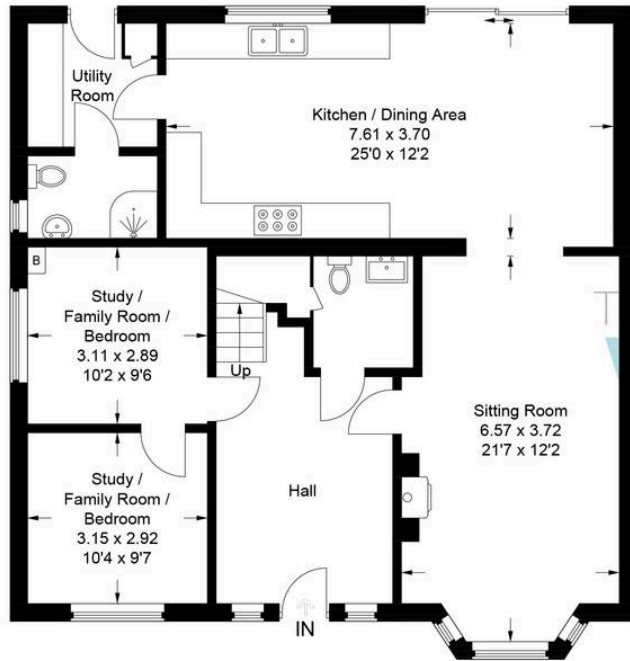
A particular feature is the substantial, insulated, detached garden room, measuring approximately 24'6" x 13'1". Currently arranged as a gym, this impressive additional space offers excellent versatility for fitness, music or other uses.

Situated in the popular village of Great Missenden, the property benefits from access to local shops, cafés, restaurants, schools and mainline rail services to London Marylebone. The surrounding Chilterns National Landscape also provides excellent opportunities for walking, cycling and outdoor recreation.

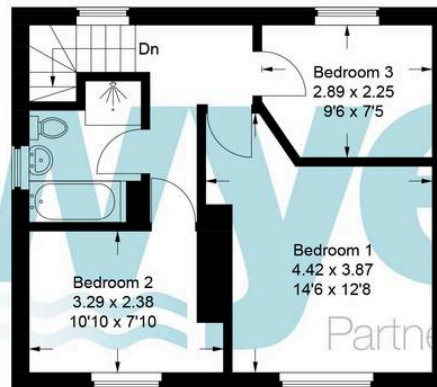


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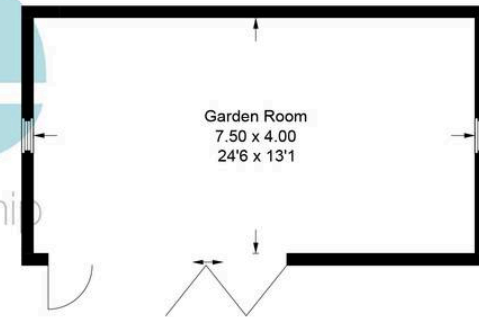
Approximate Gross Internal Area
Ground Floor = 100.5 sq m / 1,082 sq ft
First Floor = 40.4 sq m / 435 sq ft
Garden Room = 30.0 sq m / 323 sq ft
Total = 170.9 sq m / 1,840 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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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