



2 Augustine Mews, Great Missenden - HP16 0AS

Offers Over £650,000

 **TIM RUSS**
& Company



- Situated in a sought after development in the heart of this highly regarded village is this beautifully presented three bedroom property
- Situated in the heart of Great Missenden, just a short walk to excellent local schools, a wide variety of boutique shops, restaurants and mainline station to London

Great Missenden is a historic village and was the home of the much-loved children's author, Roald Dahl. There are a number of independent boutiques, curiosity and gift shops and highly regarded cafés and restaurants. The village is perfectly positioned for easy access to the M40, approximately a 15 minute drive, or via the Chiltern Line to London Marylebone, approximately 40 minutes, and is set between the market towns of Wendover and Old Amersham. The area is renowned for its wonderful walks in the surrounding Chiltern Hills (AONB) and country pubs aplenty. There are also doctors' surgeries, a dentist and a Post Office. Buckinghamshire is well known for its state and private education with the property lying within catchment for the grammar school and walking distance to highly regarded primary and senior schools. The Gateway School in Great Missenden is one of the leading preparatory schools in the southeast.





Nestled in a sought after development in the heart of Great Missenden, is this beautifully presented three bedroom terraced house.

The welcoming entrance vestibule opens into a bright and spacious sitting room, complete with a feature fireplace and a large storage cupboard. There is a versatile study area and a downstairs WC, an internal door to the car port, and a door leading directly to the rear garden. Double doors open from the study area leading to a generous dining and family room, flooded with natural light from Velux windows and patio doors to the garden beyond. The modern kitchen is complemented by integrated appliances and ample workspace.

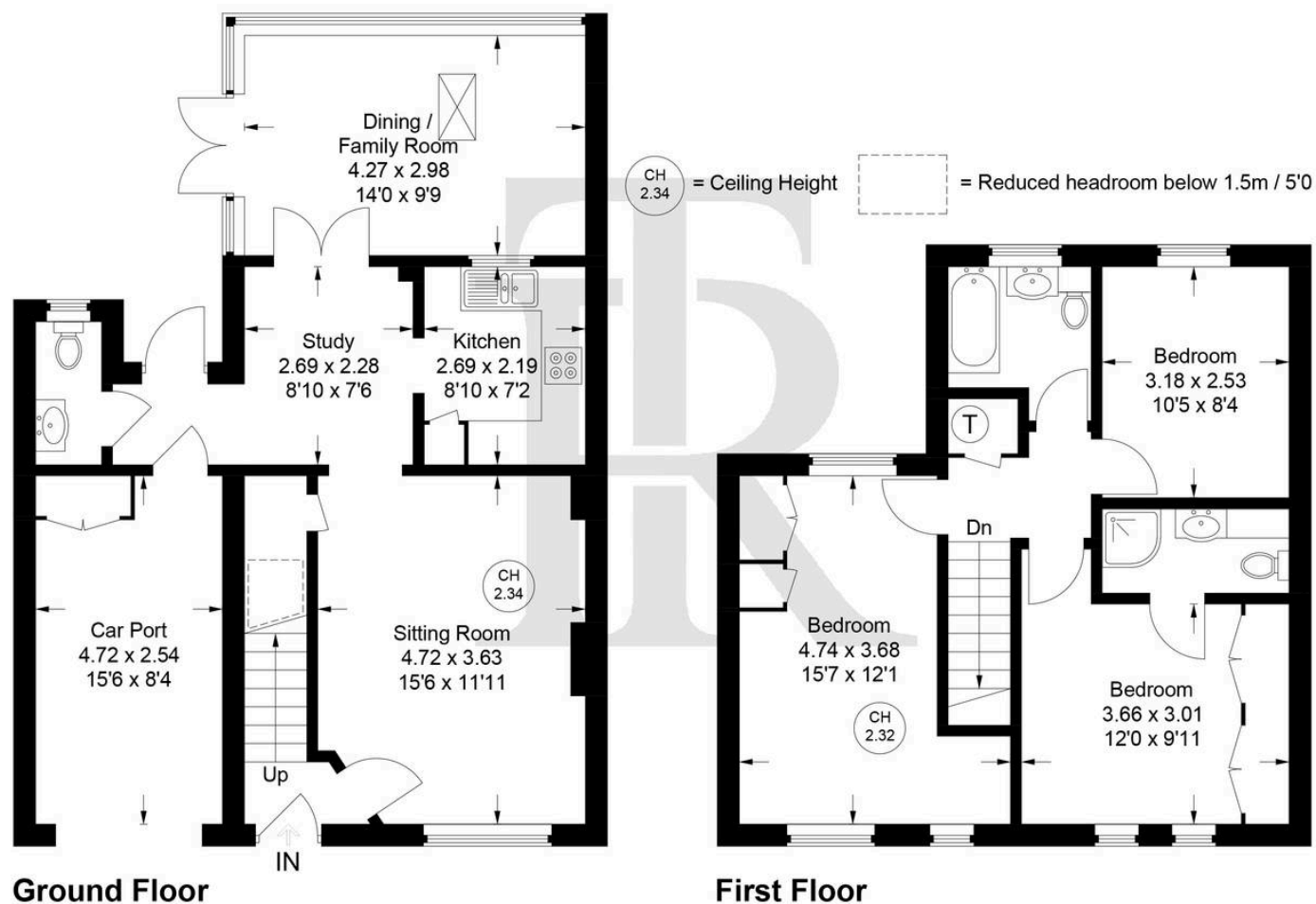
Upstairs, the double aspect principal bedroom features bespoke fitted wardrobes, while bedroom two offers fitted cupboards and a stylish ensuite shower room. A further double bedroom is served by a contemporary family bathroom.

The outside space is equally impressive, with a mature rear garden. Thoughtfully landscaped, the garden features a blend of sun-drenched and naturally shaded areas. Well-established shrubs and trees create a sense of privacy and seclusion, while a spacious patio area offers ample room for seating and alfresco meals. To the front of the property, the private driveway and car port offer secure off-street parking and direct access to the house.

Council Tax band: E / EPC Rating: TBC

Tenure: Freehold





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Approximate Gross Internal Area
 Ground Floor = 54.4 sq m / 585 sq ft (Excluding Car Port)
 First Floor = 49.1 sq m / 528 sq ft
 Total = 103.5 sq m / 1113 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy 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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 Checks are carried out by our partners at Lifetime Legal for a non-refundable £65 (incl. VAT) fee, paid directly to them.
 For more information please visit our website.



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