

BAKERY MEWS

HIGH STREET | GREAT MISSENDEN | HP16 0AQ



HAMPTONS
INTERNATIONAL

Beyond your expectations

JOHN NASH & CO.



BAKERY MEWS

HIGH STREET | GREAT MISSENDEN | HP16 0AQ

Price on Application

DESCRIPTION

Situated in the heart of Great Missenden within an easy walk of the railway station, this luxury gated development of just three houses, with 2, 3 or 4 bedrooms & private parking.

Great Missenden is an historic village retaining much of its original Old English Charm with many listed buildings dating back over the last few centuries forming the lovely high street. Nestling in the Chiltern countryside, this friendly village has many good shopping facilities including a supermarket, cafes, restaurants and boutiques. With sporting and social amenities on the doorstep, Great Missenden has easy access to walks through the local countryside, much of it designated an Area of Outstanding Natural Beauty. The area is well served with a main line rail link into London Marylebone and is within easy reach of the M40, M4 and M25 Motorways.

Buckinghamshire is renowned for its schooling, both State (including Grammar Schools) and Private Education. The village is home to Gateway School, a co-educational independent school, Great Missenden Combined School and The Misbourne Secondary School. Many children attend the local grammar schools in nearby Amersham, Chesham and High Wycombe. Details on which can be obtained from the Local Authority.



SPECIFICATIONS

DESIGNER KITCHENS

- Fully fitted kitchens with integrated appliances – Siemens/Neff or similar:
 - Oven
 - Gas hob
 - Microwave
 - Dishwasher
 - Under mounted sink with mixer tap and waste disposer
- American style fridge/freezer
- Counter tops – composite stone/granite
- Extract hood
- Utility cupboard (1 Bakery Mews)
 - Service connections for owners washing machine and tumble drier
- Fitted utility room (2 & 3 Bakery Mews)
 - Service connections for owners washing machine and tumble drier
 - Stainless steel sink with mixer tap
 - Laminate tops with fitted cupboards below
 - Ceramic floor tiles and tiled splashback to counters

LUXURY BATHROOMS & CLOAKROOMS

- White bathroom suites with chrome fittings – bath/thermostatic shower mixer - Crosswater
- Aluminium framed glass screen to showers and to baths with shower over
- Shaver point and extractor fan in each bathroom

INTERNAL FINISHES

- Doors – 4 panelled and painted smooth timber
- Ironmongery - satin chrome
- Walls finished in matt emulsion. Ceilings finished in white matt emulsion. Woodwork finished in satinwood and windows factory finished satin white
- Kitchen – coloured glass splash-back to kitchen counters
- Bathrooms/ en-suite - porcelain tiles to walls
- Flooring finishes (1 Bakery Mews)
 - Bath/en-suite – porcelain tile
 - All other areas – wide plank hardwood
- Flooring finishes (2&3 Bakery Mews)
 - Bedrooms carpet on underlay
 - Ground floor, stairs and hall – wide plank hardwood
 - Bath/ en-suite – porcelain tile
- Woodburning stove (2&3 Bakery Mews)
- Fitted wardrobes to master bedrooms
- Cupboards in hall
- Lighting – recessed LED downlights throughout
- Dimmers to living and dining rooms
- Telephone line to each house ready for owners chosen service provider
- Satellite dish and terrestrial TV aerial

SECURITY, ENERGY EFFICIENCY & HEATING

- Remote controlled security gate linked to video entry-phone system to each house
- Individual burglar alarm to house with PIR sensors in all rooms
- ‘Secured by Design’ front and rear doors with multi point locking system
- Windows – high performance double glazed with security locks
- Gas fired boiler
- Wet underfloor heating system to ground floor, radiators with thermostatic control upstairs
- Mains supplied heat/smoke detectors

EXTERNAL AREAS

- Cobbled drive and parking spaces
- 2 car parking spaces per house plus shared visitor parking
- Landscaped common areas
- Flower beds to front of houses with patios and gardens laid to lawn to rear
- Direct access to Buryfield

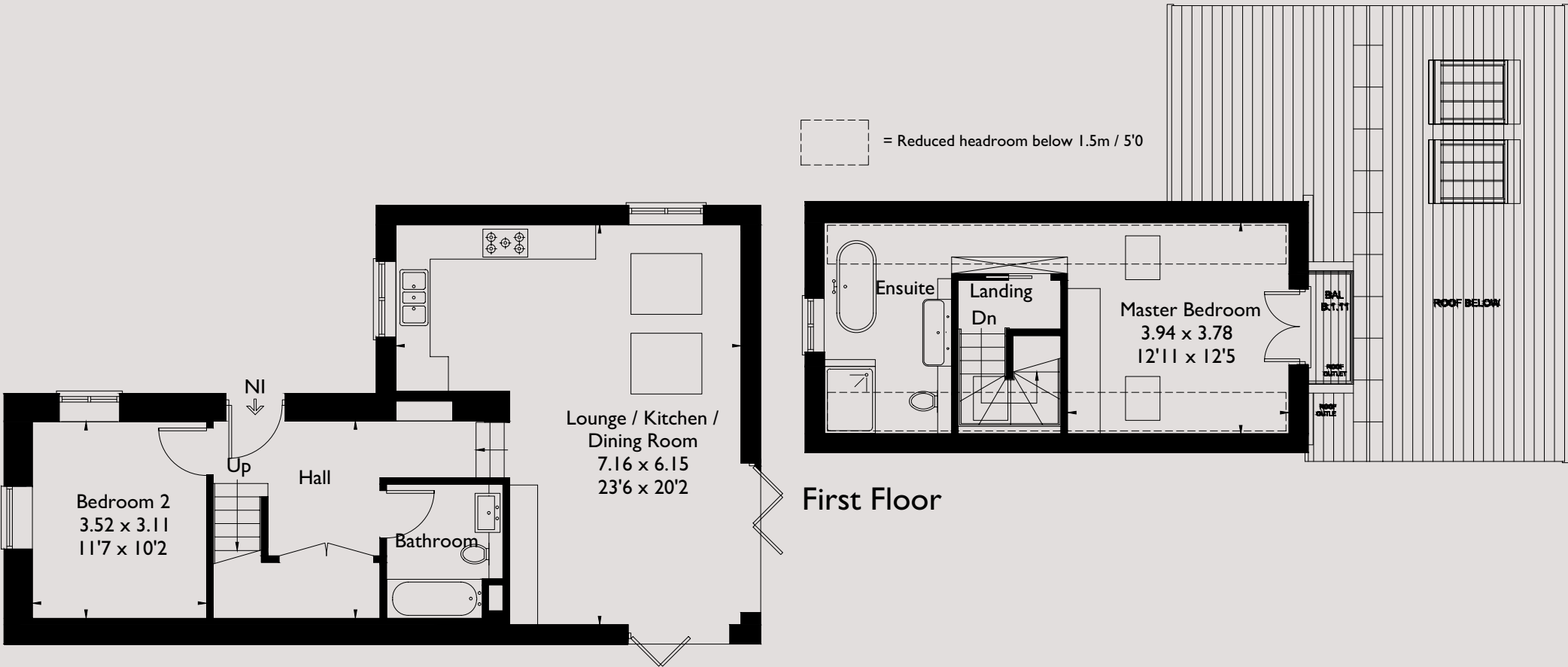
NEW HOME WARRANTY

- All houses are sold with a 10 year BLP warranty

This specification is for guidance only and we reserve the right to vary it as and when it may become necessary

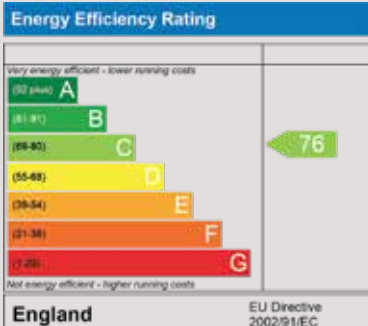
PLOT 1

Approximate Gross Internal Area: 97.9 sq m / 1054 sq ft



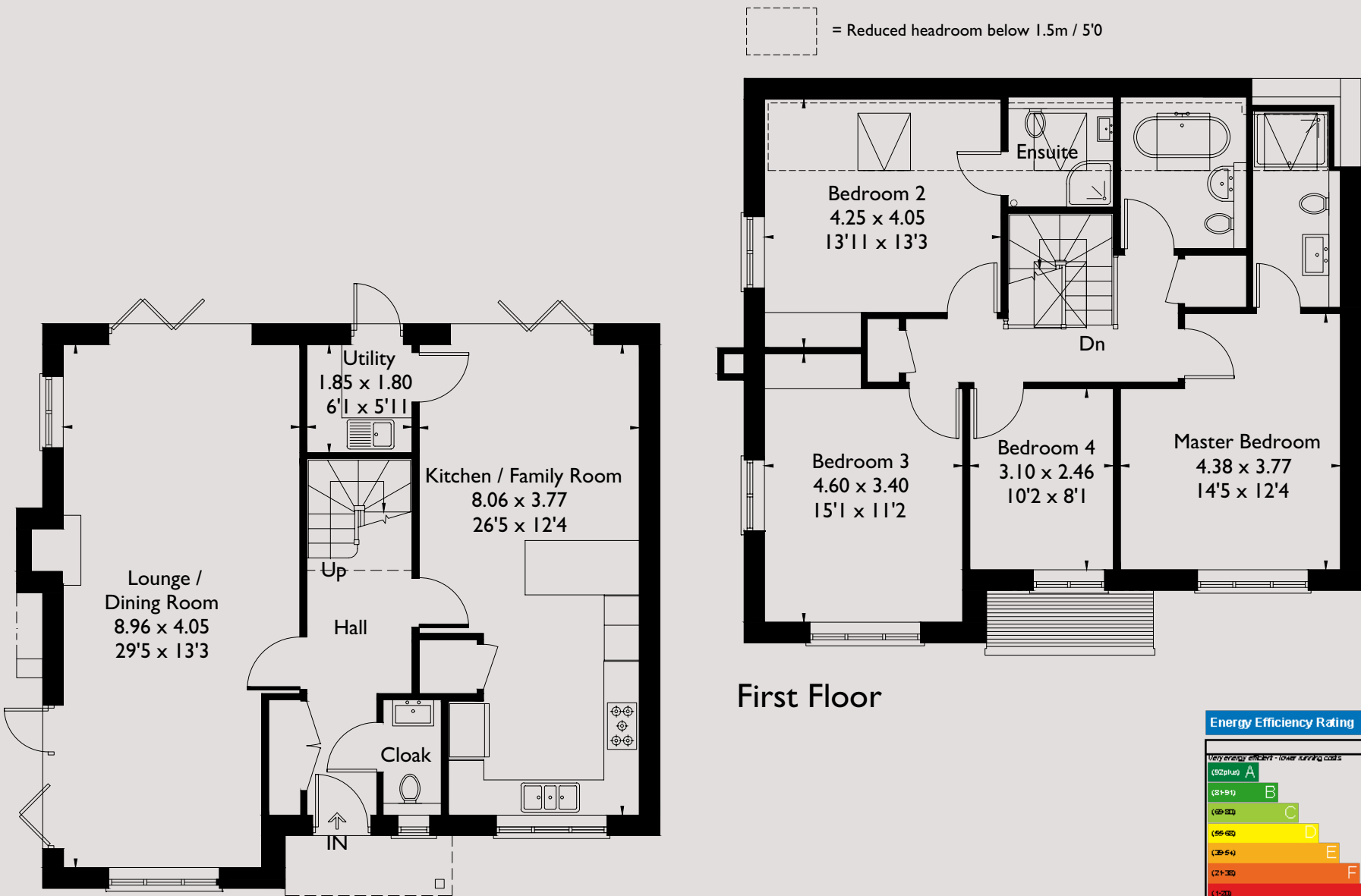
Ground Floor

FOR CLARIFICATION, We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemized within these particulars.

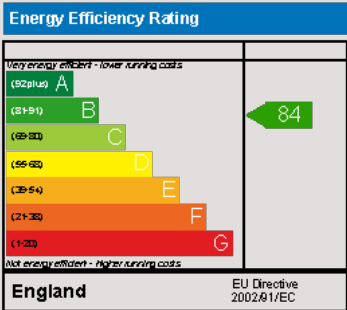


PLOT 2

Approximate Gross Internal Area: 165.1 sq m / 1777 sq ft

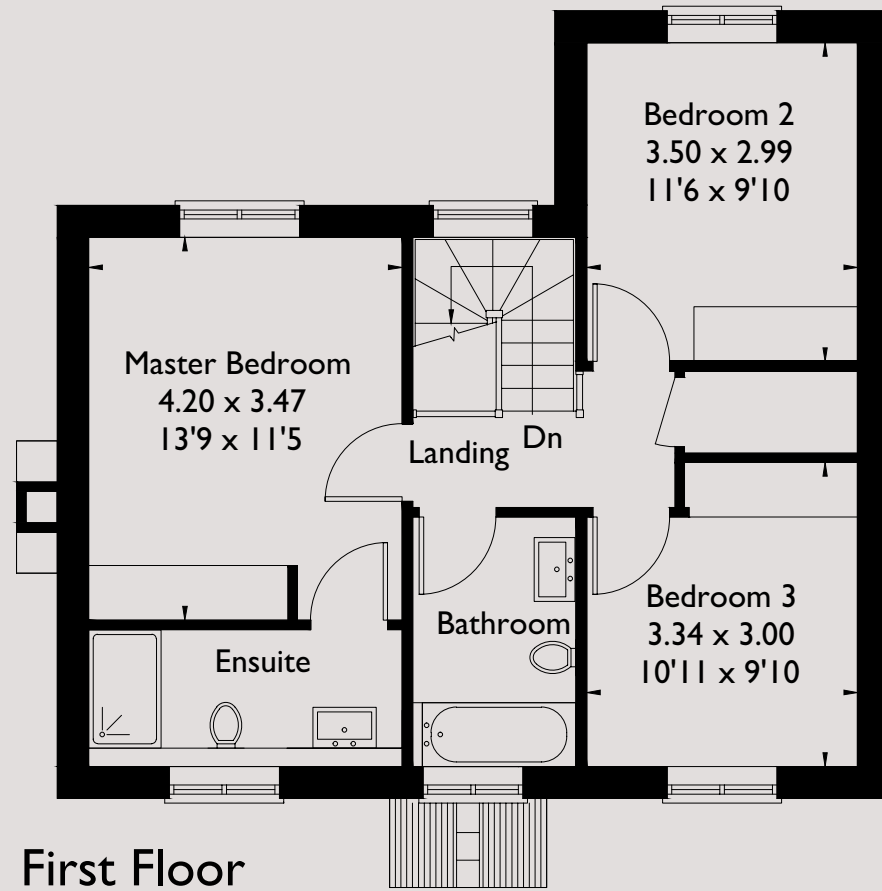
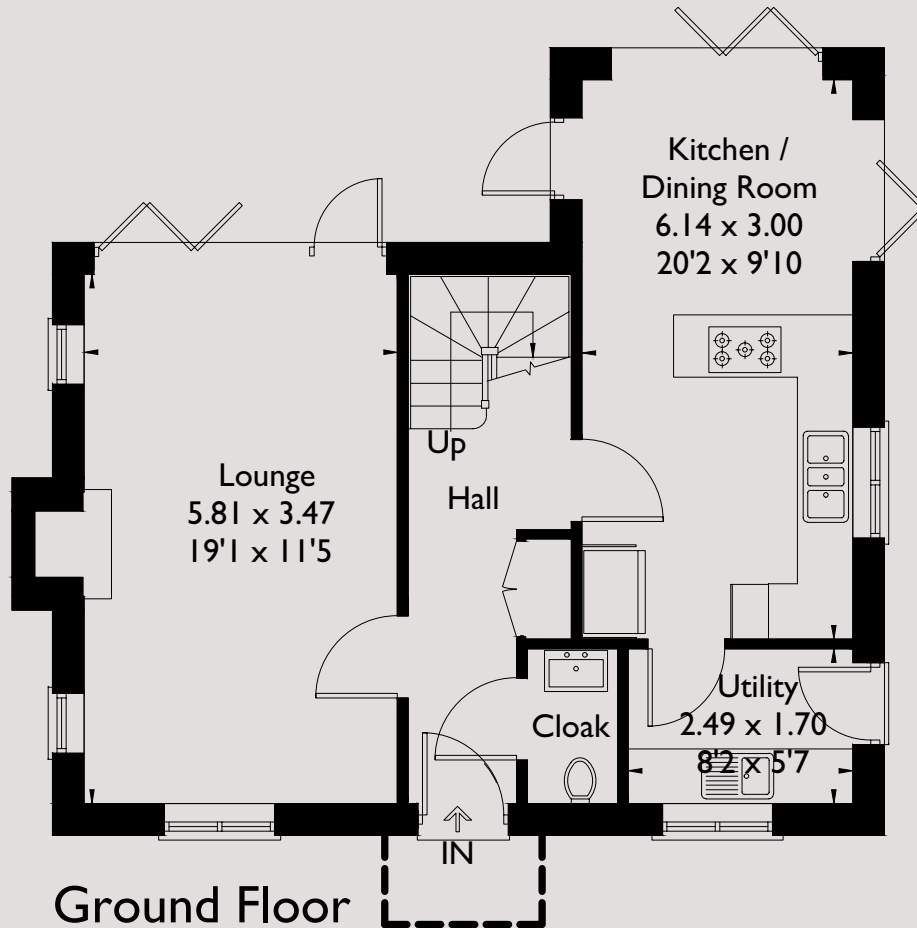


Ground Floor



PLOT 3

Approximate Gross Internal Area: 112.1 sq m / 1207 sq ft



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