



## Birch House Bryants Bottom, Great Missenden - HP16 0JT

Guide Price £995,000

 **TIM RUSS**  
& Company



- Five bedroom detached house
- 0.26 acre plot, with south westerly rear garden
- Three reception rooms
- Two bathrooms including ensuite facilities
- Kitchen/breakfast room, utility room
- Generous entrance hall, cloakroom
- Double garage and driveway parking
- Backing onto the village green

Bryants Bottom is a small rural hamlet set within the rolling countryside of the Chiltern Hills, an Area of Outstanding Natural Beauty. The hamlet is home to the well-known country pub, The Gate, and features a traditional village green along with a network of rural footpaths and bridleways through the surrounding countryside. It lies about 1 mile from the village of Speen, around 3 miles from Princes Risborough, and approximately 4 miles from Great Missenden, where a range of shops, amenities and mainline rail services to London Marylebone can be found.



A five-bedroom detached home set on a 0.26 acre plot, backing onto the village green with open views of woodland beyond.

The property offers three reception rooms, including a dual-aspect sitting room with an open Jetmaster fireplace and doors leading out to the rear garden. There is also a dual-aspect family room/snug, and a separate dining room with doors opening onto the garden. Parts of the ground floor feature oak flooring, adding warmth and character. The ground floor also includes a cloakroom, a kitchen/breakfast room and a separate utility room.

Upstairs there are four double bedrooms and one single bedroom. The dual-aspect principal bedroom overlooks the rear garden and village green and benefits from an en suite bathroom. There is also a modern four-piece family bathroom serving the remaining bedrooms.

The house further benefits from uPVC double-glazed windows, uPVC fascia boards and soffits, a new front door installed in 2025, and a boiler replaced four years ago.

Outside, there is driveway parking and a double garage. The south-westerly facing rear garden has been landscaped and includes a patio and a lawn arranged over gentle tiers, complemented by well-stocked flower beds and a greenhouse. A gate provides direct access onto the village green.

Council Tax band: G

EPC rating: E

Tenure: Freehold





## Birch House, Bryants Bottom, HP16 0JT

Approximate Gross Internal Area  
 Ground Floor = 133.6 sq m / 1438 sq ft (Including Garage)  
 First Floor = 105.6 sq m / 1137 sq ft  
 Total = 239.2 sq m / 2575 sq ft

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

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.



## Tim Russ and Company

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