



"Broombarn", Broombarn Lane, Great Missenden HP16 9JD
£1,200,000

Broombarn Broombarn Lane

Great Missenden

- Quality, cottage-style, detached house built by renowned Wright's builders circa 1920.
- Lovely, well-regarded, rural location overlooking farmland.
- Four/five bedroom, two bathrooms (one ensuite)
- Three/four reception rooms- option for ground floor bedroom.
- Mature, wrap-around, private gardens and ample driveway parking.
- Double garage with separate studio above - living room, kitchenette, cloakroom and independent central heating.

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 Catchment areas *** Primary- the Prestwood village schools. Boys' Grammar- Royal Grammar School, Aylesbury and Dr. Challoners Grammar. Girls' Grammar- Dr Challoners and Aylesbury High Schools. Mixed Grammar- Chesham and Sir Henry Floyd. Upper School- The Misbourne*

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



Broombarn Broombarn Lane

Great Missenden

A well-presented cottage-style, 1920s, Wrights-built, detached house with separate studio on a prestigious road adjacent to open farmland.

Broombarn is a detached house in a secluded setting, screened by mature hedging and enjoying views across open farmland. It combines period character with light, well-proportioned accommodation.

A broad gravel driveway provides ample parking and leads to the detached double garage. The porch opens into the entrance hall, with the sitting room and dining room to either side. The triple-aspect sitting room has an open fireplace, while the dining room retains herringbone parquet flooring.

The kitchen is fitted with painted sage green units, a Britannia five-ring range cooker and opens into a breakfast room overlooking the garden. A study/family room/ground floor bedroom, utility room and cloakroom complete the ground floor.

The first floor has four bedrooms, including a dual-aspect principal suite with a dressing area and refitted en suite bathroom. Three further bedrooms share a family shower room.

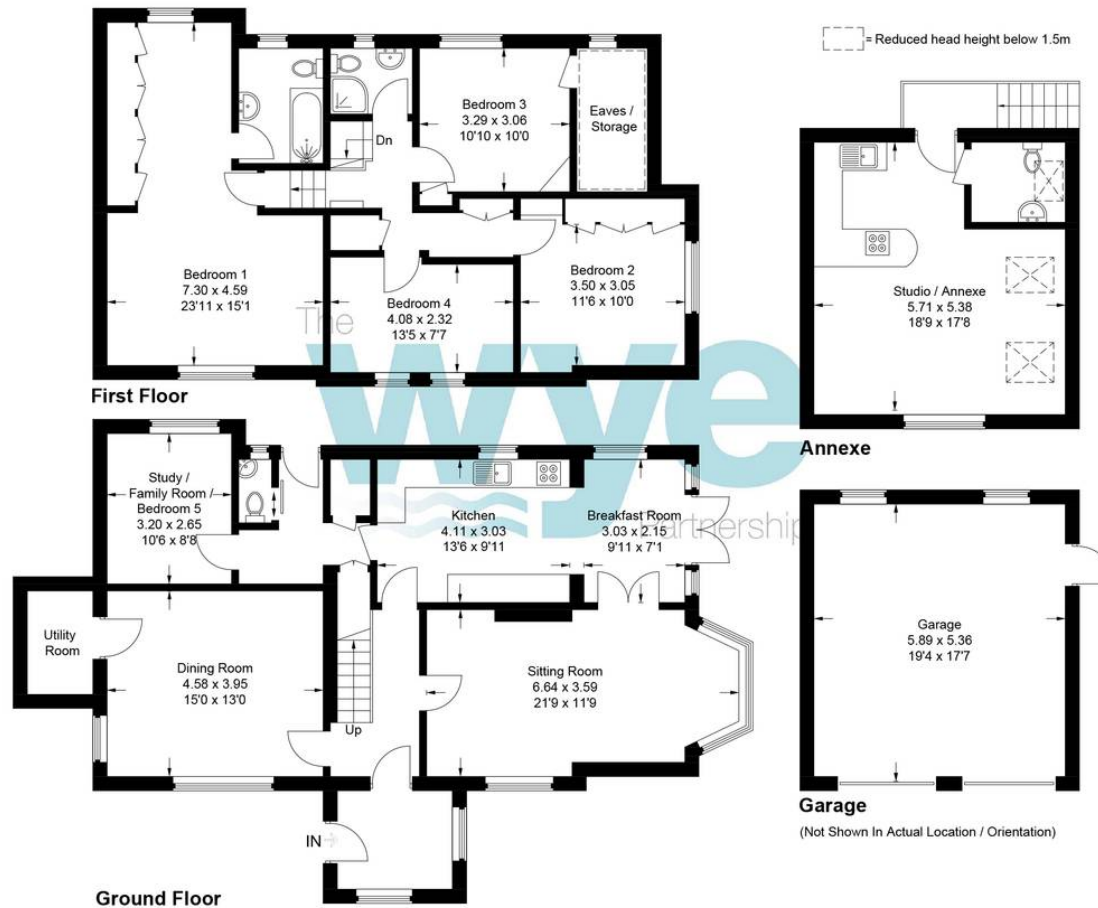
Above the detached double garage is a vaulted studio with Velux windows, a kitchenette and cloakroom, ideal for home working or guest accommodation. A recently installed boiler serves the studio.

The gardens wrap around the house, with sweeping lawns, mature planting, Indian sandstone terraces and a pond.



Broombarn

Approximate Gross Internal Area = 174.7 sq m / 1,882 sq ft
(Including Eaves / Storage)
Annexe = 30.7 sq m / 331 sq ft
Garage = 31.5 sq m / 340 sq ft
Total = 236.9 sq m / 2,553 sq ft



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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