



**Grimms Hill**  
Great Missenden | Buckinghamshire

**£1,800,000** Subject to contract  
Freehold



# Grimms Hill

## Great Missenden | Buckinghamshire

Having last been sold in 1978, The Doctor's House is an increasingly rare opportunity to purchase one of the last remaining unmodernised houses in the areas' premier road. Requiring modernisation, the property is ideal for a family looking to stamp their own mark on a period house in the centre of Great Missenden yet retaining easy access to London and to the surrounding countryside of the Chiltern Hills.

This superbly located property is within walking distance of both Great Missenden train station (approx. 40 minutes to London Marylebone) and the attractive period high street. This sought-after area is also renowned for its outstanding selection of grammar and private schools.

- Five double bedrooms
- Three bathrooms
- Dual aspect drawing room
- Three further reception rooms
- Detached garage and own gravel driveway
- Approximately 0.7 acres
- Centre of the village location
- Requires modernisation
- Gas central heating
- Sole agent

### Great Missenden

Nestled in the picturesque Chiltern Hills and surrounded by open countryside, Great Missenden is extremely popular with families looking to relocate to a pretty countryside location yet retain easy access to London. With easy access to both Amersham and Beaconsfield shopping facilities, plus a regular and fast rail link to central London, Great Missenden is an unbeatable location.

### Grimms Hill

As the area's premier road, Grimms Hill is a beautiful, mature, tree lined private avenue, bordered by wide grass verges. With exceptional detached houses on large plots, this sought-after location is popular with local families, as well as those moving to the area seeking easy access to London.

### The Doctor's House

The property had been the doctor's surgery for Great Missenden, with a separate entrance from Station Approach since approx. 1880 until the current owner bought it in 1978.



### Ground floor

**Red hall** - Spacious entrance reception hall, stained glass front door, square bay window, paneling to dado, stairs rising to first floor, cast iron column style radiator, set of double doors into the inner lobby.

**Black hall** - Stripped wood floorboards, exposed timber beams, a plate rail, entrance to the coats/boot cupboard.

**Sitting room** – Fitted carpet, triple aspect, two cast iron column style radiators, curved bay window over-looking the rear garden with a built-in bench seat with storage, wall lights, dado rail, fireplace with inset cast iron wood burning stove, wooden mantelpiece surround, slate hearth, double multi pane doors through to the conservatory.

**Dining room** – Fitted carpet, square bay window, plate rail, cast iron column style radiator, open fireplace with inset marble surround, mantelpiece, marble hearth, presently un-used and un-tested, paneling to plate rail, door through to the Doctor's area.

**Conservatory** – Terracotta tiled floor, two radiators, double glazed double doors to the rear garden, venting, ceiling fan.

**Laundry room** – Dresser with storage cupboard and display cabinets, plumbing for washing machine, venting for tumble dryer, worktop with a white bowl wash hand basin, mixer tap, spotlights.

**Walk-in Larder** – Stripped wood floorboards, larder windows with mesh, shelving, spotlights.

**Kitchen/breakfast room** – Stripped wood floorboards, fitted with a range of matching base units and wall cabinets, corner cupboard, worktop with inset twin circular sinks with mixer tap, single drainer, waste disposal, plumbing for dishwasher, electric foot heater, seven ring Belling range with gas hob, two electric fan ovens, grill and storage drawers. Large dresser with storage cupboards, drawers and shelving, additional storage cupboards/linen cupboards, gas fired central heating boiler, cupboard housing a lagged copper cylinder hot water tank.



**Freezer room** – Concrete floor, base unit, worktop and shelving.

**Downstairs cloakroom WC** – Cork tiled floor, suite comprising low flush WC, bracket wash hand basin, dado rail, electric wall heater.

**Workshop** – Multi pane door to the rear garden, shelving, power and light.

**Brown hall** – Stripped wood floorboards, paneling to dado rail, picture rail.

**‘The Doctors area’**

**Study/music room** – Fitted carpet, radiator, dado rail, storage cupboard, shelves.

**Family room/snug** – Fitted carpet, dual aspect, radiator, fireplace with a mantelpiece surround, storage cupboards and drawers, shelving, picture rail, door leading to dining room.

**First floor**

**Landing** – Fitted carpet, picture rail, stairs rising to the top floor, large linen cupboard, large storage cupboard with hanging space.

**WC** – Dual aspect WC, white low flush WC, painted timber floorboards.





**Principal bedroom** – Fitted carpet, column style radiator, built-in wardrobe cupboard, picture rail.

**Ensuite** – Vinyl floor, matching suite comprising paneled bath with Victorian style mixer tap and shower attachment, low flush WC, pedestal wash hand basin, radiator, picture rail.

**Bedroom three** – Fitted carpet, column style radiator, large built-in wardrobe cupboards, picture rail, access to under eaves storage.

**Ensuite shower room WC** – Fitted carpet, white suite comprising shower cubicle, wash hand basin with mixer tap, low flush WC, spotlights.

**Bedroom two** – Dual aspect, fitted carpet, originally the Principal bedroom, two column style radiators, curved bay window over-looking the gardens, picture rails, fireplace with a mantelpiece surround (un-used and un-tested) door leading to galleried balcony over-looking the entrance hall, floor to ceiling multi pane window, door leading through the dressing room.

**Dressing room** – Fitted carpet, cast iron column style radiator, picture rail, storage cupboards.

**Family bathroom** – Fitted carpet, matching white suite comprising panel bath, separate shower over, shower screen enclosed wash hand basin with storage cupboards under, low flush WC, radiator, wall lights, extractor fan.





## Top floor

**Landing** – Fitted carpet, storage cupboard.

**Bedroom five** – Fitted carpet, storage cupboard.

**Bedroom four** – Fitted carpet, storage cupboard, walk in loft with light and boarding.

## Outside

**Front** – Front – Brick steps descending to a gravel path leading to a covered porch area with a Terracotta floor.

**Rear** – Approximately 0.7 acres, mainly laid to lawn with well stocked flower and shrub borders and mature hedging. Vegetable and fruit plot, gravel driveway providing off street parking for many cars and leading to:-

**Double garage** – two up and over doors, power, light, PV solar panels (currently not used).

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	36	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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