



# Superb family house with annexe facility

**The Spinney, Martinsend Lane, Great Missenden, Buckinghamshire, HP16 9HS**

Freehold



Hall • cloakroom • lounge • sitting room • kitchen/  
breakfast room • family room • boot/laundry room  
• 5 bedrooms • 3 bath/shower rooms inc. 2 en suite  
• annexe with double bedroom, en suite bathroom •  
garage & loft room • gardens • about 0.60 acre  
• EPC rating = D

### Description

An attractive 1920's built detached property extended and much improved in more recent years to create a well presented family home with the additional bonus of a separate annexe with a double bedroom and en suite bathroom and hobbies/workroom above. The bright and spacious layout with many of the rooms double aspect provides three reception rooms, the more formal sitting room with feature fireplace, and a delightful lounge with a wood burner, fitted display unit with cupboards and french doors opening onto the patio. A family/playroom connects to the superb Martin Moore bespoke fitted kitchen with Limestone tiled floor which again is flooded by plenty of natural light. The kitchen which has granite worktops and a cherrywood top island incorporates a Lacanche range cooker and integrated fridge and dishwasher. The good sized adjacent laundry and boot room has a stable door to the outside.

Upstairs there are a total of five bedrooms, the main with a part vaulted ceiling and walk-in wardrobe and contemporary en suite shower room. There is a similarly well appointed family bathroom and another shower room which could be used as an en suite to the second/guest bedroom.

The matching detached garage has been converted to provide a ground floor bedroom suite, kitchen/laundry facilities with a door connecting to the garage and a staircase which leads to the loft above, providing great storage. The house is set well back within its plot of about 0.6 acres, well screened from the road by a stone wall, high beech hedge and solid, electrically operated entrance gates which open on to the drive which provides plenty of parking and turning space. The paved areas around the house have been landscaped to provide an idyllic patio area, with walled planters, for relaxation and entertaining with steps up to an extensive area of lawn.

### Situation

Situated towards the top end of Martinsend Lane which links Prestwood and Great Missenden (less than a mile away) which has its picturesque High Street as well as the Chiltern Line station providing a regular London commuter service into Marylebone. The area is renowned for its excellent educational facilities with both independent and state schools available and in catchment area of a number of popular grammar schools.

**Tenure:** Freehold





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**Approximate Area** 248.1 sq m / 2670 sq ft

**Annexe** 66.4 sq m / 715 sq ft

**Garage** 20.7 sq m / 223 sq ft

**Total** 335.2 sq m / 3608 sq ft

**Including Limited Use Area** (14 sq m / 151 sq ft)



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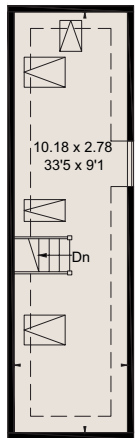
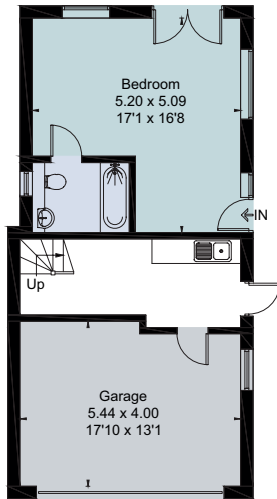
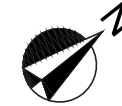
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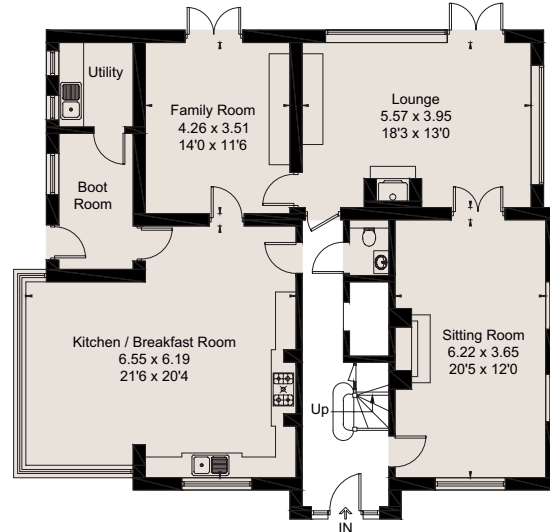
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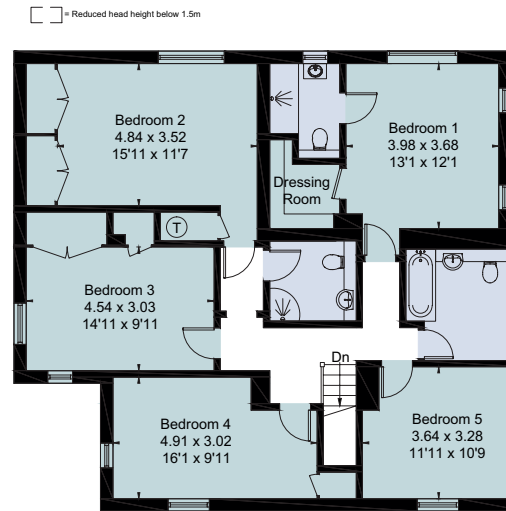


Annexe - First Floor

Annexe - Ground Floor  
(Not Shown In Actual Location / Orientation)

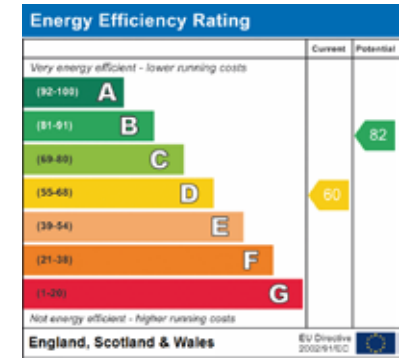


Ground Floor

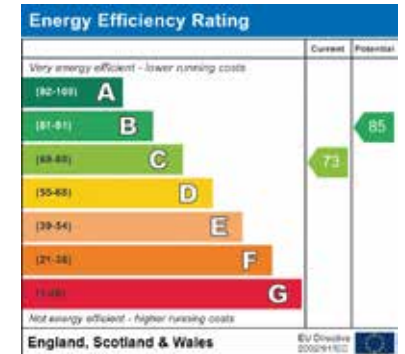


First Floor

House



Annexe



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