

# THE MILL HOUSE

LITTLE MISSENDEN • AMERSHAM • BUCKINGHAMSHIRE



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Amersham Old Town 2 miles • Amersham on the Hill (Metropolitan/Chiltern Line) 2.9 miles  
Great Missenden 2.7 miles • Beaconsfield 7 miles • Central London 33 miles • Heathrow Airport 22 miles  
(All distances approximate)

A stunning, seven bedroom Grade II listed  
17th Century Mill House in an idyllic  
setting on the River Misbourne

## Main House

C17th Galleried entrance hall with the River Misbourne flowing through the centre of the house • Cloakroom  
Sitting room • Study • Dining room • Kitchen/orangery • Vaulted drawing room • Studio

5 bedrooms • 3 bath/shower rooms

The Garden Room with additional 2 bedrooms & en-suite shower rooms, one with a steam shower

## Outside

Triple garage • Utility room & stores • Gardens and grounds with terraces

Patios and sunken hot tub

Tennis court • Copse and paddock

## SAVILLS AMERSHAM

55 Hill Avenue  
Amersham, HP6 5BX

Contact: Nick Pounce  
+44 (0) 1494 725 636  
npounce@savills.com



savills.co.uk

## SAVILLS COUNTRY DEPARTMENT

33 Margaret Street  
London, W1G 0JD

Contact: Hugh Maconochie  
+44 (0) 20 7016 3713  
hmaconochie@savills.com

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## SITUATION

Little Missenden is a quintessential English village which lies within the picturesque Misbourne Valley surrounded by glorious Chiltern countryside, designated an 'Area of Outstanding Natural Beauty'. There are two popular country public houses in the village, The Red Lion and The Crown, together with a Saxon church with parts dating back to around 975 AD.

The village has been used for many films and TV programmes over the years particularly as one of the more regular Midsomer Murders filming locations.

The village is located off the A413, fairly equidistant between

Amersham and Great Missenden, both less than three miles away.

Both centres offer multiple shopping facilities, restaurants and amenities, together with the Metropolitan Line (Amersham) and Chiltern Line (Amersham & Great Missenden) stations offering a frequent London commuter service to Baker Street and Marylebone.

The area is renowned for its excellent educational facilities including Dr Challoner's Grammar School for boys in Amersham and Dr Challoner's High School for girls in Little Chalfont.







## DESCRIPTION

Mill House is a stunning Grade II listed property offering a rare opportunity to acquire an idyllic mill house with the former workings of the mill still intact and on display which together with the river and waterfall flowing through the middle of the house forms an integral feature of this lovely home. Offering a wealth of original charm and character, the original mill workings are believed to be 17th century with additions and alterations in the 19th century.

A recent improvement has seen the old stables refurbished to create additional family space, called 'The Garden Room'.

There is a wonderful first impression on arrival of the idyllic setting which is further enhanced on entry into the main hall with its oak staircase rising to the galleried landing and the original restored mill workings, encased in glass on the ground floor and open as a feature on the first floor.

A walkway over the fast flowing mill race passes under the drawing room to the utility room and garage.

The impressive drawing room has a high vaulted ceiling and a stone fireplace with raised hearth. The double aspect provides impressive views to both the front and rear. A staircase leads to a large studio/playroom with scope for further conversion.

Other rooms on the ground floor include a cosy sitting room with inglenook fireplace and a study/home office separated by a second staircase leading to the first floor. The formal dining room with its beamed ceiling and striking Austrian wood burner leads to the extended kitchen/orangery. This has an Austrian theme with a range cooker and hand crafted units with granite worktops and island. The enlarged area provides informal family space with a Austrian breakfast bay and french doors either side, one onto a patio overlooking the river, ideal for relaxation and al fresco entertaining.

There are five bedrooms in the main house, with three on the first floor including the main and second bedrooms both having en suite facilities. The landing leads to two further attic bedrooms with dormer windows plus a further bathroom.















## THE GARDEN ROOM

This is a recent refurbishment of the old stables, with its own front entrance door to create an annexe. It features a large living room with a vaulted ceiling and french doors opening onto an area of decking with a sunken hot tub and a delightful outlook over the river and gardens beyond. There are two bedrooms, both with contemporary en suite facilities with one having a steam shower.

## GARDEN AND GROUNDS

An undoubted feature of Mill House is the picturesque setting within beautiful gardens and grounds with the river running either side, in total about 2.6 acres which is ever popular when it is opened for visitors under the 'National Garden Scheme'.

The property is approached via white five bar gates and pretty picket fence leading to plenty of parking and turning space in front of the large triple garage, extensive log store and two former pig sties. The front garden also provides first glance of the lower section of the mill stream which has passed through the mill race and leads to the mill pond opposite.

The rear elevation of the property has a tall square brick 19th century chimney which was built to serve a former steam engine in the outbuilding below, now a boiler room and store, which connects to the garage.

An attractive Victorian style greenhouse backs onto the rear wall.

The gardens are truly delightful, well established and beautifully stocked by a variety of flowers and plants with a Japanese style footbridge over the mill stream which meanders through the middle of the garden. Regular resident ducks provide an enchanting country scene. An area of meadow to the side separates the formal garden and the enclosed hard tennis court.

An ornamental parterre garden has also been created with a stone fountain with the imposing flank wall offering an interesting view of the brick work 'through the ages'.

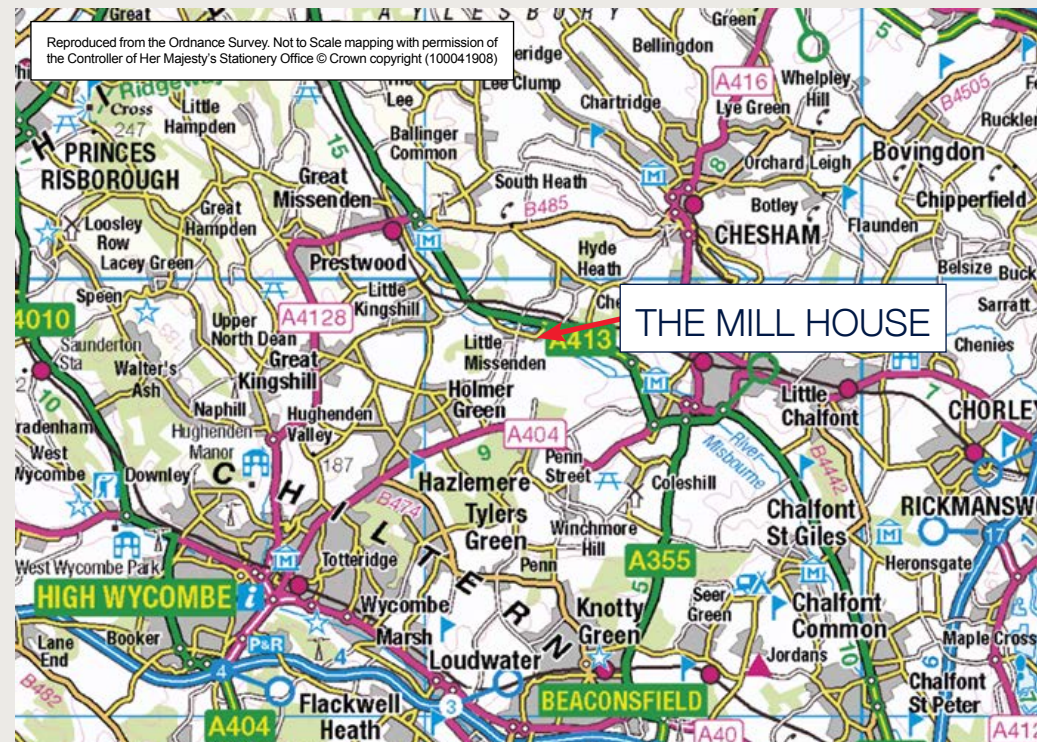
Opposite, on the other side of the road with the mill pond enhancing the overall picturesque setting, there is a small copse which leads to an additional area of paddock.











## TENURE

Freehold

## LOCAL AUTHORITY

Chiltern District Council

## SERVICES

All mains

## POSTCODE

HP7 0RG

## VIEWING

Strictly by appointment with Savills.

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