



**South Heath**  
Great Missenden

**Carter Jonas**

# **WOLD COTTAGE BALLINGER ROAD SOUTH HEATH HP16 9QJ**

Four Receptions · Four Bedrooms · Two Bathrooms  
Utility Room · Garden with Countryside Views  
Parking

## **ACCOMMODATION**

Reception hall with cloakroom off, and doors to principal rooms. Sitting room with fireplace and French doors into the conservatory, with tiled floor and doors opening onto rear garden and views towards countryside.  
Dining room with fireplace. Study with window to front aspect.

Kitchen/breakfast room with space for table. The kitchen has a range of cabinets finished in cream with a double oven, hob, and integrated dishwasher. Utility room comprising a range of cabinets with sink, space for white goods and door to garden.

The first floor has four bedrooms and two bathrooms.

## **OUTSIDE**

The property stands behind a mature hedgerow with a front lawn, and off road parking. The rear garden has a raised terrace overlooking the gardens which are mainly lawn, with mature hedgerows. Countryside rear views.

## **LOCATION**

The property lies just two miles from Great Missenden. This historic village offers a supermarket, independent shops, and cultural attractions such as the Roald Dahl Museum.

Commuters will appreciate the rail service to London Marylebone (approx. 43 minutes), with additional connections available from nearby Chesham and Amersham. The surrounding Chiltern Hills offer outstanding opportunities for walking, cycling, and outdoor pursuits. Local schooling is highly regarded at both primary and secondary levels—further information is available from the local authority.

**A FOUR BEDROOM DETACHED FAMILY HOME WITH FOUR RECEPTION ROOMS, AND A GARDEN EXTENDING TO AROUND 0.2 ACRES OVERLOOKING OPEN COUNTRYSIDE**



## FURTHER INFORMATION

Mains electricity, drainage, and water  
Oil central heating  
EPC rating: E  
Council tax band: F

Mobile phone coverage and speeds can be checked here:  
[checker.ofcom.org.uk](http://checker.ofcom.org.uk). We understand signal is good  
outdoor on some networks.

Broadband speeds can be checked here:  
[checker.ofcom.org.uk](http://checker.ofcom.org.uk). We understand Ultrafast broadband  
is available.

## AGENTS NOTE

The property is being sold by the Secretary of State for Transport. It was acquired in connection with the HS2 project. Restrictions relating to future compensation claims in respect of the scheme will be included in the sale contract. The property is approximately 854m from the line.

Photographs and floor plans produced 2021.

## ADDITIONAL INFORMATION

**Viewing:** Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

**Directions:** HP16 9QJ

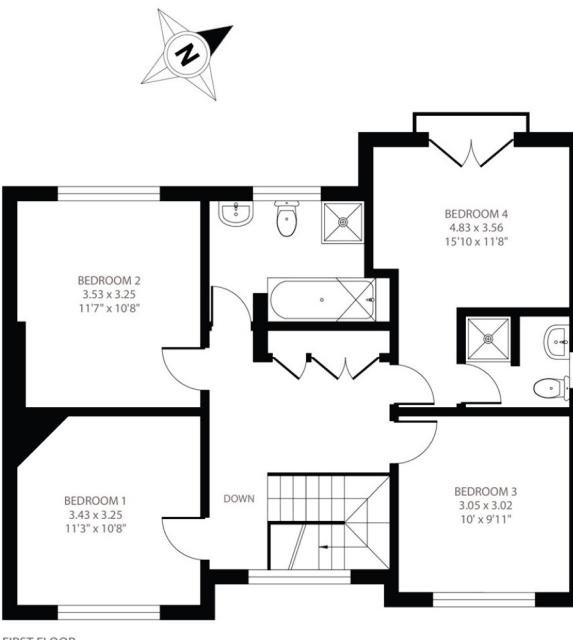
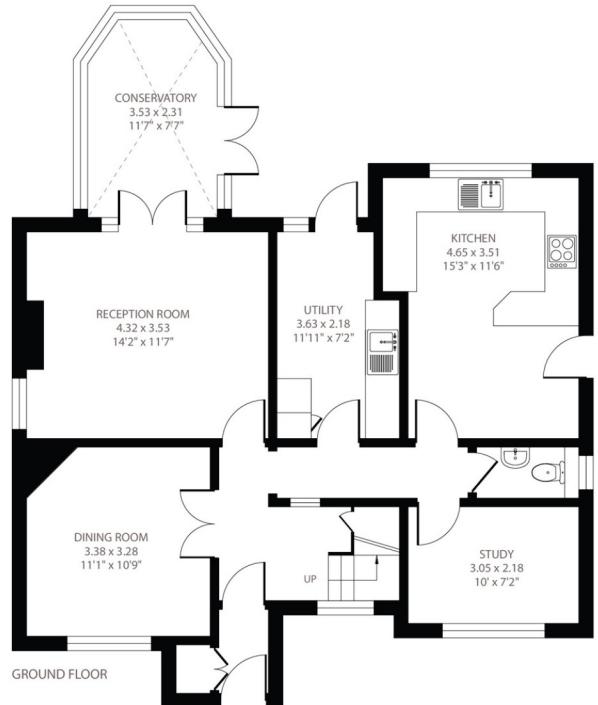
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## Ballinger Road, South Heath, Great Missenden, HP16

Approximate Area = 1653 sq ft / 154 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Carter Jonas. REF: 767638



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		49	75
EU Directive 2002/91/EC			

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### IMPORTANT INFORMATION

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