



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. We understand signal is good
outdoor on some networks.
Broadband speeds can be checked here:
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

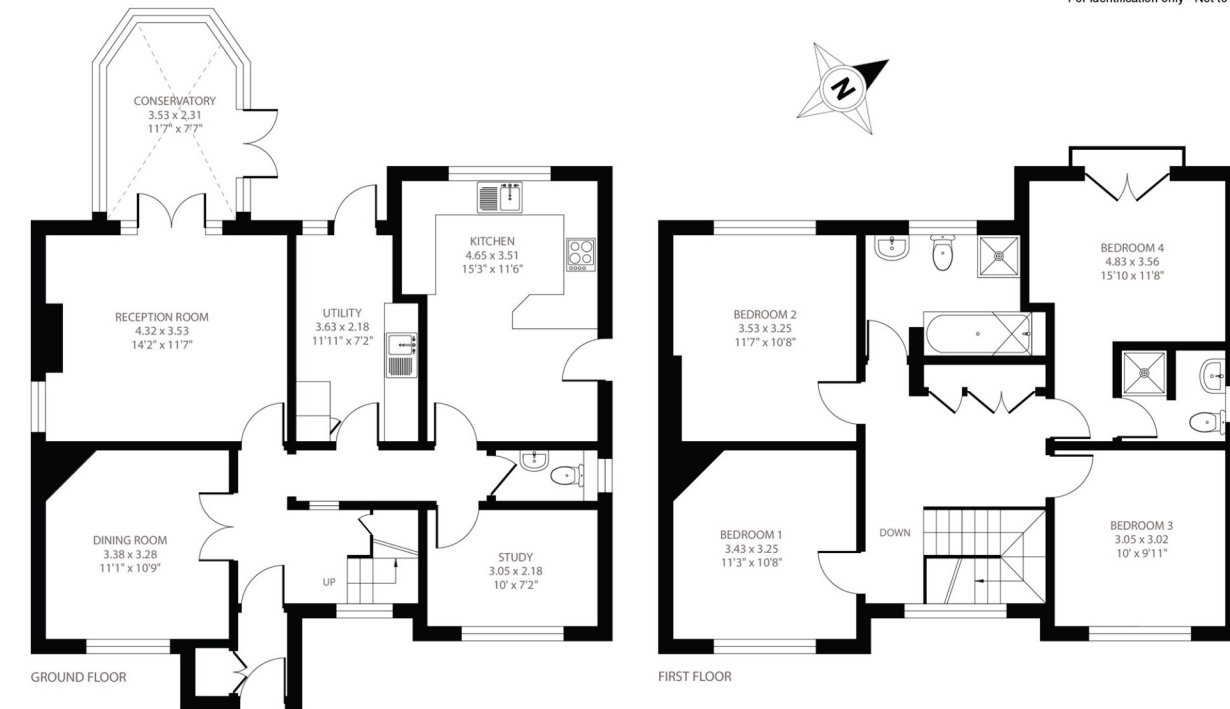
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Ballinger Road, South Heath, Great Missenden, HP16

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



Oxford 01865 511444

oxford@carterjonas.co.uk

Mayfield House, 256 Banbury Road, Oxford. OX2 7DE

carterjonas.co.uk

Offices throughout the UK



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	EU Directive 2002/91/EC	

IMPORTANT INFORMATION

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