



Cudsdens Court
Great Missenden

Carter Jonas

2 CUDSDENS COURT GREAT MISSENDEN HP16 0QX

Semi-rural location with excellent transport links
Four bedrooms, two ensuites & family bathroom
Separate outbuilding/home office
Gardens & carport

DESCRIPTION

A pair of double doors open into a welcoming reception hall featuring a central staircase; this leads through to a rear dining area with French doors opening onto the garden—perfect for indoor-outdoor living. The sitting room is a true highlight, with a dramatic double-height vaulted ceiling, exposed beams, and a wood-burning-style stove. French doors provide further access to the garden. The kitchen is fitted with a range of cabinets topped with quartz work surfaces. Integrated appliances include a gas hob, double oven, fridge, and freezer.

On the ground floor, a generous double bedroom benefits from fitted wardrobes and an ensuite shower room—ideal for guests or multigenerational living. Upstairs, the principal bedroom also has an ensuite, while bedroom three features a vaulted ceiling and picturesque views over the garden. Bedroom four is a single room, complemented by a well-appointed family bathroom.

OUTSIDE

The property is approached via a private shared driveway within a select development of similar homes. The garden is thoughtfully landscaped with a lawn, mature borders, patio area, and two garden sheds. A carport provides covered parking.

LOCATION

Perfectly positioned for those seeking a semi-rural lifestyle with excellent transport links, the property lies just over a mile from Great Missenden. This historic village offers a supermarket, independent shops, and cultural attractions such as the Roald Dahl Museum.

THIS IMPRESSIVE BARN CONVERSION FORMS PART OF AN EXCLUSIVE DEVELOPMENT OF CHARACTER PROPERTIES. BLENDING RUSTIC CHARM WITH MODERN COMFORTS, THE HOME OFFERS SPACIOUS AND VERSATILE ACCOMMODATION, IDEAL FOR FAMILY LIVING



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.

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 159m from the line, which is underground.

Further Information

Services: LPG communal tank

Council Tax: Band G

EPC Rating: E

Broadband: superfast broadband available

Mobile service: good service available inside and outside

ADDITIONAL INFORMATION

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

Directions: HP16 0QX

What 3 Words [///resolves.powering.sugars](#)

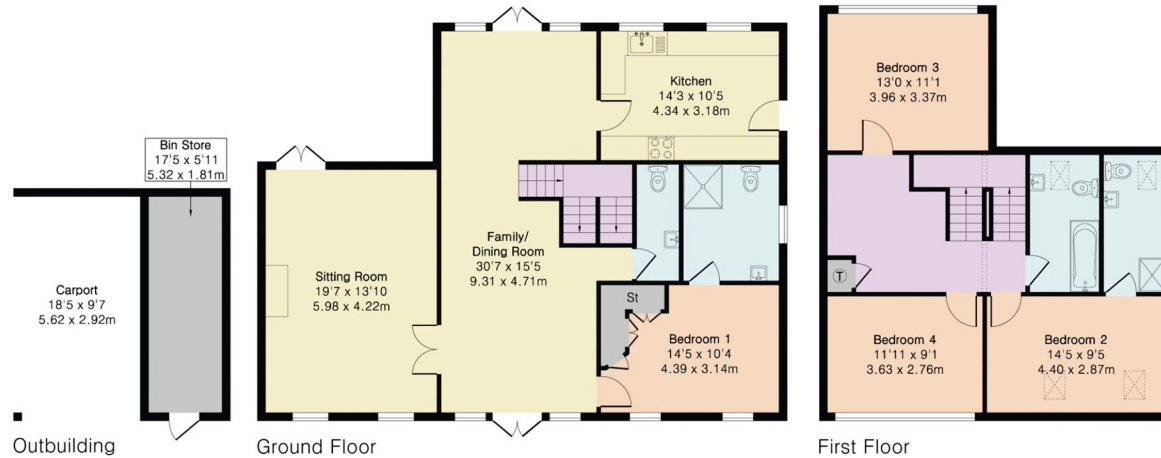


**Approximate Gross Internal Area 1835 sq ft - 171 sq m
(Excluding Outbuilding)**

Ground Floor Area 1119 sq ft - 104 sq m

First Floor Area 716 sq ft - 67 sq m

Outbuilding Area 104 sq ft - 10 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Carter Jonas



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	51 E	62 D
21-38	F		
1-20	G		

Oxford 01865 511444

oxford@carterjonas.co.uk

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

carterjonas.co.uk

Offices throughout the UK



IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.