



Ballinger

Great Missenden, Buckinghamshire, HP16

binks
estate agent

{ The Particulars

Ballinger

Great Missenden, Buckinghamshire, HP16

Guide Price: £795,000
Freehold

 **4 Bedrooms**
 **3 Bathrooms**
 **3 Receptions**

Features

- Detached four-bedroom period cottage
- Former village post office and stores
- Modern kitchen/breakfast room with island
- Living room with open fireplace
- Study and utility room
- Principal bedroom with dressing room and en-suite
- Landscaped courtyard garden and gated front garden
- Single garage
- EPC Rating: E
- **Chain free**

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The Property

Post Office Cottage is a charming detached period family home, linked to the neighbouring property via the garage, which has been carefully updated to provide practical modern living while retaining its original character and historical significance within the village.

The ground floor opens into an entrance porch leading to a welcoming dining hall with sash bay window, limestone flooring with underfloor heating, and a skylight positioned above the dining area. The living room is a particularly attractive space, featuring two sash bay windows, a brick-built fireplace with open fire, and fitted bookshelves.

The kitchen/breakfast room forms the heart of the home, fitted with matching wall and base units, integrated appliances, and a central island with inset sink and extractor hob. A part-vaulted ceiling, skylight window, full-height glazing, and bi-fold doors provide excellent natural light and open onto the courtyard garden.

Additional ground floor accommodation includes a study with courtyard access, utility room with bespoke storage, internal hallway with fitted units, and a fully tiled shower room with underfloor heating.

To the first floor, a bright landing with light well leads to four bedrooms. The principal bedroom benefits from a dressing room and en-suite shower room, while the remaining bedrooms are served by a family bathroom with both bath and separate shower.

Outside, the property enjoys a paved and landscaped courtyard garden to the rear. The gated front garden is laid mainly to lawn with mature hedging and planted borders, together with a traditional K6 red telephone box — a distinctive reminder of the property's former use as the village post office.

The property also benefits from a single garage and ownership of land to the rear.

Location

Ballinger is a sought-after Chiltern hamlet offering a strong community feel, centred around the village hall, church, and cricket pitch. The surrounding countryside provides extensive walks and bridleways across the Chiltern Hills.

The nearby towns of Great Missenden and Amersham provide a wide range of shops, restaurants, and leisure facilities, together with mainline rail and Metropolitan Line services to London. The area is also well regarded for its schooling in both the public and private sectors.

Material Information (Inc. Costs)

Buckinghamshire Council: Tax Band G £4,148.45 (payable for 2026-2027)

EPC Rating: E

Electric Heating through out

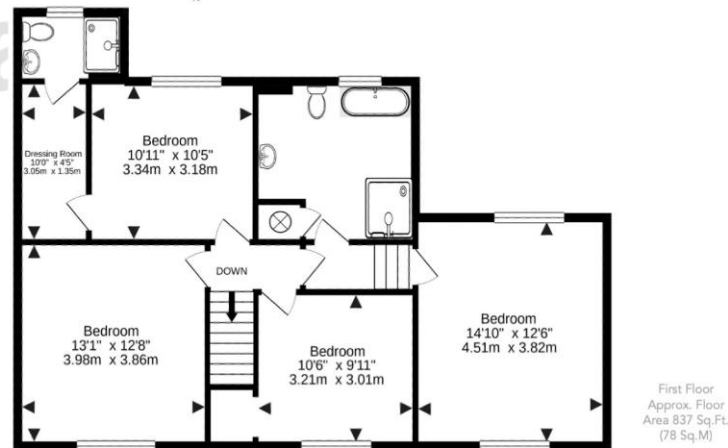
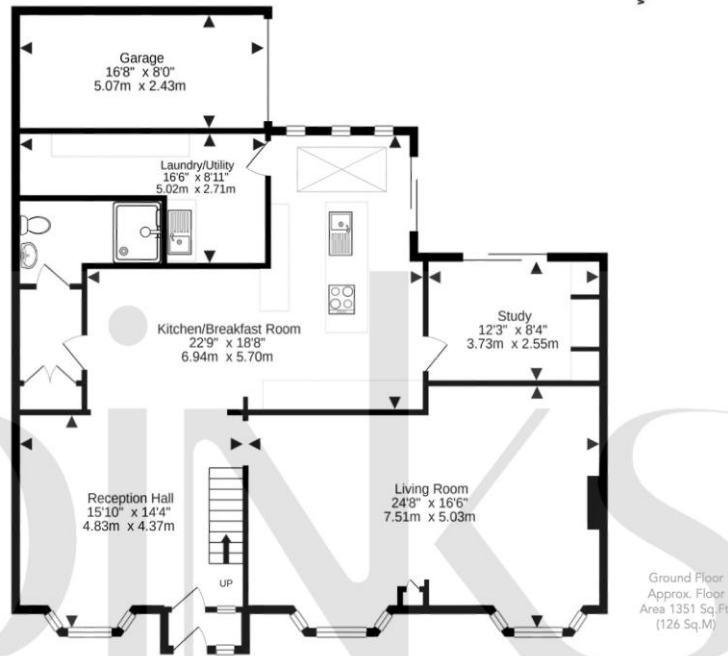
N.B. Photographs and marketing images were taken whilst the property was occupied by the current owner.

{ A beautifully presented **CHAIN FREE** detached period cottage set in the peaceful Chiltern hamlet of Ballinger. Formerly the village post office and stores, the property has been thoughtfully modernised to combine character features with contemporary finishes, offering flexible and well-proportioned family accommodation.

Ballinger, Buckinghamshire, HP16 9LF

Approx. Gross Internal Area

203 Sq M – 2188 Sq Ft



For Clarification

We wish to inform prospective purchasers that we have not prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc.

Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate, and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by the RICS Code of Measuring Practice and should be used as such by any prospective purchaser or tenant. The services, systems and appliances listed in this specification have not been tested by Binks (Sales & Lettings) Ltd and no guarantee as to their operating ability or their efficiency can be given.

