

binks



Post Office Cottage
Ballinger | Buckinghamshire

Post Office Cottage Ballinger | Buckinghamshire



Beautifully presented detached period cottage in the peaceful Chiltern hamlet of Ballinger. Formerly the local post office and village stores the property is thoughtfully modernised, designed to bring in natural light and provide open plan spaces ideal for entertaining. The flexible family accommodation has four double bedrooms, three bathrooms and three reception rooms. The property is double glazed with underfloor heating to many rooms, courtyard to the rear, enclosed lawned front garden, garage and feature iconic K6 red telephone box.

ACCOMMODATION

- Entrance Hall
- Downstairs WC and Shower Room
- Utility Room
- Living / Dining Room
- Kitchen Breakfast Room
- Study
- Four Double Bedrooms
- En-suite Shower Room
- Family Bathroom

SPECIFICATION

- Beautiful limestone flooring through out the ground floor
- High specification interior
- Contemporary fitted kitchen
- Landscaped courtyard rear garden
- Double glazed windows throughout.
- Attractive and thoughtfully renovated
- Mature planting and mainly laid to lawn front Garden
- Single Garage to rear
- Access to double allotment
- Mix of Electric Underfloor and storage heating.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of this document.



Ballinger is a desirable hamlet with a village hall, church, and cricket pitch. The area is popular for its rural, yet community feel with numerous local walks and bridleways in the surrounding Chiltern hills.



The towns of Great Missenden and Amersham are only a few minutes' drive away and offer a good selection of shops, restaurants, recreational facilities and access to and highly regarded schools in both the public and private sector.



For commuters, the nearby Great Missenden mainline station offer services into London Marylebone. Alternatively, nearby Amersham provides a convenient service via the Metropolitan line into the City or Chiltern Line into Marylebone.

THE PROPERTY:

Ground Floor

Entrance porch with double glazed window to front aspect, tiled floor and door to dining hall.

Welcoming dining hall with double glazed sash bay window to front aspect, limestone flooring with underfloor heating, inset ceiling spotlights, recessed skylight over dining area, electric storage heater, zoned heating area, stairs to first floor.

Spacious living room with two double glazed sash bay windows to front aspect, brick built fireplace with open fire, built-in bookshelves, inset ceiling spotlights, zoned heating area, two electric storage heaters.

Internal hall with built-in high gloss storage units. Ground floor shower room with low level WC, ceramic sink with mixer taps and drawers under, low level WC, shower cubicle, fully tiled, inset ceiling spotlights, underfloor heating.





Kitchen/breakfast room with range of matching wall and base cabinets and ceramic worktops, contrasting high gloss wall units with built-in fridge and freezer, built-in oven and grill. Island with base cabinets and drawers, ceramic worktop, stainless steel sink with extending hose tap, electric hob with built-in extractor system. Part vaulted ceiling with remote controlled skylight ventilation window, three obscure glazed floor to ceiling windows, limestone flooring, zoned heating area, double glazed bi-fold doors to courtyard.

Study with built-in bookshelves, limestone flooring with under floor heating, inset ceiling spotlights, zoned heating area, patio doors to courtyard, loft hatch.



Utility room with extensive range of bespoke storage cupboards, ceramic sink with mixer taps, space for washing machine and space for tumble dryer.

First Floor:

First floor landing with light well.

Bedroom with double glazed window to front aspect, electric storage heater, loft hatch.

Bedroom with double glazed window to rear aspect, electric storage heater, loft hatch. Dressing room with inset ceiling spotlights, heated towel rail, latched door to en-suite.





En-suite shower room with low level WC, ceramic sink with mixer taps and mirror over, shower cubicle, fully tiled, inset ceiling spotlights, underfloor heating, obscure double glazed window to rear aspect.

Bedroom with double glazed window to front aspect, wardrobe recess, electric storage heater.

Bedroom with double glazed windows to front and side aspects, electric storage heater, loft hatch.

Family bathroom with marble wall, bath with central mixer taps and shower attachment, ceramic sink with mixer taps and storage drawer under, walk-in shower cubicle with overhead shower and shower attachment, low level WC, inset ceiling spotlights, obscure double glazed window to rear aspect, cupboard housing hot water cylinder.



EXTERNALLY:

Paved landscaped courtyard to rear with wall planters, gate to rear, outside light, outside tap.

Gated front garden with path to front door, two lawned areas, mature hedging, flower and shrub bushes, outside light. K6 red telephone box.

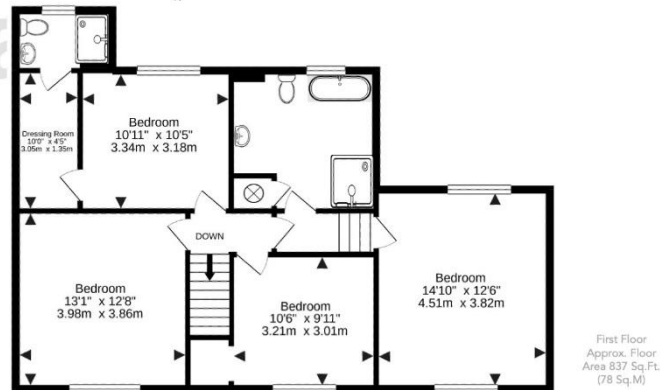
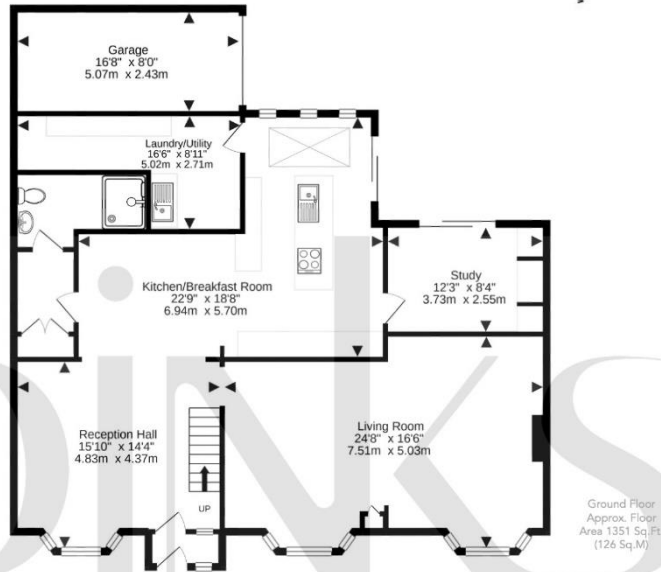
Single Garage

The current owner utilises a double allotment plot in the village at a cost of approx. £30 per annum which would be available with the property.

Ballinger, Buckinghamshire, HP16 9LF

Approx. Gross Internal Area

203 Sq M – 2188 Sq Ft



OTHER IMPORTANT DETAILS

- TENURE: FREEHOLD
- POSTCODE: HP16 9LF
- DOUBLE ALLOTMENT PLOT WITH THE PROPERTY - £30 PA RENTAL
- BUCKINGHAMSHIRE COUNCIL TAX BAND G:- £3,268.33 (FOR THE PERIOD APRIL 2021 TO MARCH 2022)
- SINGLE GARAGE TO THE REAR OF THE PROPERTY
- REAR GARDEN WITH ACCESS
- EPC - E
- CHAIN FREE

These particulars of sale have been prepared as a general guide only and we have not carried out a detailed survey or tested the services specified, equipment and appliances. Room sizes should not be relied upon when ordering carpets, curtains or other furnishings. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase. It should not be assumed that carpets, curtains or any other fixtures and fittings are included in the sale unless specifically referred to in the 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 mis-statement. 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.

Reference: V1 - Sept 2021 © Binks (Sales & Lettings) Limited 2021. ALL RIGHTS RESERVED AND COPYRIGHTED.

01494 434234

Perronet House Hill Avenue

Amersham Buckinghamshire HP6 5BT

binksweb.com sales@binksweb.com



naea | propertymark

PROTECTED

binks
estate agent