

# DUNSMORE PARK

DUNSMORE • BUCKINGHAMSHIRE



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### *A wonderfully proportioned family home in a lovely hamlet*

Entrance hall • Study • Sitting room  
Drawing room • Kitchen/breakfast room  
Dining room • Cloakroom • Larder  
Utility room • Playroom/bedroom 7 • Bathroom

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Master bedroom with en suite bath/shower room  
Guest bedroom with bathroom • 4 Further bedrooms  
Family bath/shower room

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Garaging for numerous vehicles • Garden

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**In all about 1.4 acres**

Wendover 2.5 miles • Great Missenden 4 miles  
Princes Risborough 6 miles • Aylesbury 7.5 miles  
Central London 39 miles  
(All distances are approximate)

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 the text.





## Dunsmore Park

Dunsmore Park is a very spacious family home, which having originally been constructed in the 1960's has been substantially extended and re-modelled in the ensuing years.

The accommodation is as shown on the enclosed floorplans and it extends to in excess of 4,500 sq.ft. excluding the garaging and offers very well-proportioned rooms.

From the initial wide entrance hall there is immediately a feeling of space and the 5 good size reception rooms all flow together very well. The generous kitchen/breakfast room is complimented by a walk-through larder leading to the utility room.

The first floor benefits from a master bedroom and associated bathroom, 5 further bedrooms with 2 bathrooms, 1 with doors to both bedroom 6 and the main landing. The 3 remaining double bedrooms also benefit from access onto the verandah with views beyond.

## Dunsmore

Dunsmore is a small hamlet in the parish of Ellesborough, situated in a hilltop position in the Chiltern Hills. Much of the surrounding land is owned by the National Trust and there are beautiful wooded areas, providing lovely walks and rides.



**Schools:** Aylesbury Grammar School for boys, Aylesbury High School for girls and Sir Henry Floyd Grammar School for boys and girls.



**Travel:** M40 (J4) 11.5 miles, M40 (J2) 14.5 miles, M25 (J18) 15 miles.



London Marylebone 41 mins (Great Missenden) and 51 mins (Wendover).



Heathrow Airport 27 miles.

## Garden

Approached from the highway across a gravel driveway leading to the front of the house and garaging to the side, the gardens are an undoubted feature of the property, extending in total to approximately 1.4 acres. There is a good size terrace immediately adjacent to the property, with automatic awning to create a wonderful covered outside dining area. The gardens beyond are very private and are laid principally to lawn, but interspersed with many herbaceous borders, all well-stocked and tended.

## Directions (HP22 6QH)

Exit the M40 at J2 and follow the A355 towards Beaconsfield. At the roundabout turn left onto the A40 and then right at the next roundabout, continuing on the A355 towards Amersham. After 4.4 miles, turn left at the roundabout then right at the next roundabout onto the A413 towards Great Missenden. Follow this for 8 miles before turning left onto Dunsmore Lane. After about 1 mile, continue straight on over the crossroads, past the village pond and Dunsmore Park will be on the right hand side.

## Fixtures and fittings

All those items regarded as fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation. Garden statuary specifically excluded.

## Local authority

Wycombe District Council. Telephone 01494 461000.



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller

