

# Pheasant Cottage, Ballinger Buckinghamshire **HP16 9LF**







**A beautifully presented brick and flint home in a village location.**



Pheasant Cottage is located in this sought after hilltop village of Ballinger. The current owners have improved the house during their ownership and it now offers well laid-out family accommodation over two floors. The area enjoys numerous footpaths and bridleways through open fields and woodland and is in an Area of Outstanding Natural Beauty. The village has a village hall, church and a cricket pitch along with a strong and friendly community. The village of Great Missenden, approximately 2.5 miles away, offers a range of boutique shops, pubs and restaurants and a mainline railway station.



Pheasant Cottage is accessed through the entrance hallway, with stairs rising to the first floor and a guest cloakroom. Immediately to the right is the dual aspect family room with double doors opening to the garden and to the large kitchen/dining room.

The kitchen is fitted with a modern range of eye and base level units with granite worktops and integrated appliances, along with a free-standing central island with a wooden worktop. There is a walk-in larder, space for a table and chairs, tiled flooring and a vaulted ceiling, flooding the room with light. A separate utility room has plenty of storage, space for white goods and a door leading outside. The sitting room has two pretty box bay windows and an open fireplace with brick surround and a wood-burner. The ground floor has underfloor heating throughout, along with solid wood flooring and tiling.



*Pheasant Cottage lies within the catchment area for a number of Ofsted rated 'outstanding' schools, including Great Missenden C of E Combined School for boys and girls, Chesham Grammar School for boys and girls, Dr Challoner's Grammar School for boys and Dr Challoner's High School for girls.*



Great Missenden 2.5 miles  
London Marylebone 42 minutes  
Chesham 4.5 miles  
Liverpool Street 59 minutes  
Amersham 6 miles  
Central London 37 miles  
(All distances and times are approximate)



On the first floor the principal bedroom is beautifully presented and benefits from a Juliet balcony and an en suite dressing room and modern shower room. There are 3 further bedrooms with built-in wardrobes, a fifth bedroom/study, along with a family bathroom and a separate family shower room.

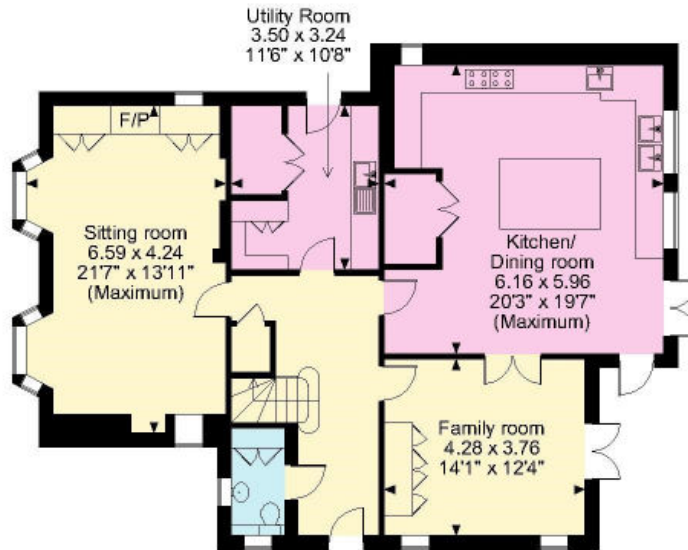
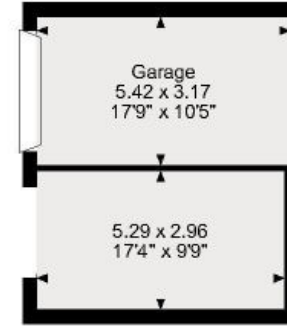
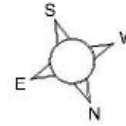
Outside the house is approached through double gates leading to a gravel driveway with parking for a number of cars. There is a detached barn-style double garage (with log store to the rear) and a gate leading through to the back garden.

Immediately to the rear of the house is a large paved terrace, ideal for outside entertaining and this leads onto a large level area of lawn, interspersed with mature flower and shrub beds and borders, enclosed on all sides by hedging, providing a good deal of privacy.

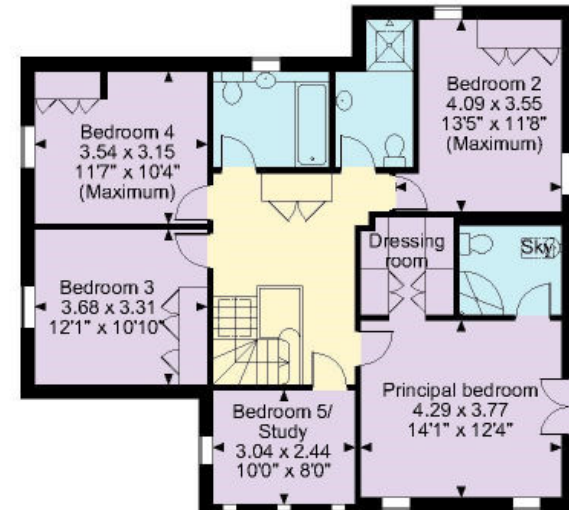




**Ballinger, Great Missenden**  
**APPROXIMATE GROSS INTERNAL FLOOR AREA**  
**Main House = 205sq.m (2,206sq.ft)**  
**Garage = 33sq.m (360sq.ft)**



**GROUND FLOOR**



**FIRST FLOOR**

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