

**1 Ballinger Row, Blackthorne Lane,  
Great Missenden, Buckinghamshire, HP16 9LN**



**ROBSONS**  
RESIDENTIAL SALES



# 1 Ballinger Row, Blackthorne Lane, Great Missenden, Buckinghamshire, HP16 9LN

**A delightful three bedroom, end of terrace cottage situated in this highly regarded Chiltern village in the private part of Blackthorne Lane, with a stunning garden measuring approximately 150ft stocked with an abundance of specimen plants, shrubs and trees. This picturesque brick and flint property is well presented, whilst retaining its charm and character and has the added benefit of generous parking and no onward chain.**

**Freehold – EPR: E – Council Tax Band: E**

Great Missenden village and station are just over 2.5 miles from the property and offers good day to day shopping facilities, schooling and a Chiltern Line rail service to London Marylebone. More extensive amenities are available in High Wycombe, Aylesbury and Amersham and there are numerous recreational pursuits in the surrounding area including walks in the picturesque Chiltern countryside.



Viewing by appointment only

via

Robsons Estate Agents

19 Hill Avenue

Amersham

Buckinghamshire

HP6 5BD

Tel: 01494 724999

email: [property@robsonsbucks.com](mailto:property@robsonsbucks.com)



**Directions:** From our Amersham office proceed up Hill Avenue to the mini-roundabout and continue straight on. At the next roundabout by the Boot & Slipper Pub continue straight on and at the next roundabout turn left into Copperkins Lane. Follow the road to the T-junction and turn left into Weedon Hill and follow the road through the village of Hyde Heath to the T-junction with the B485. Turn left signposted Gt Missenden and then take the first right into Kings Lane. At the next T-junction turn right onto Ballinger Road and follow the road for approximately 1 mile into Ballinger and then turn left in Blackthorne lane.

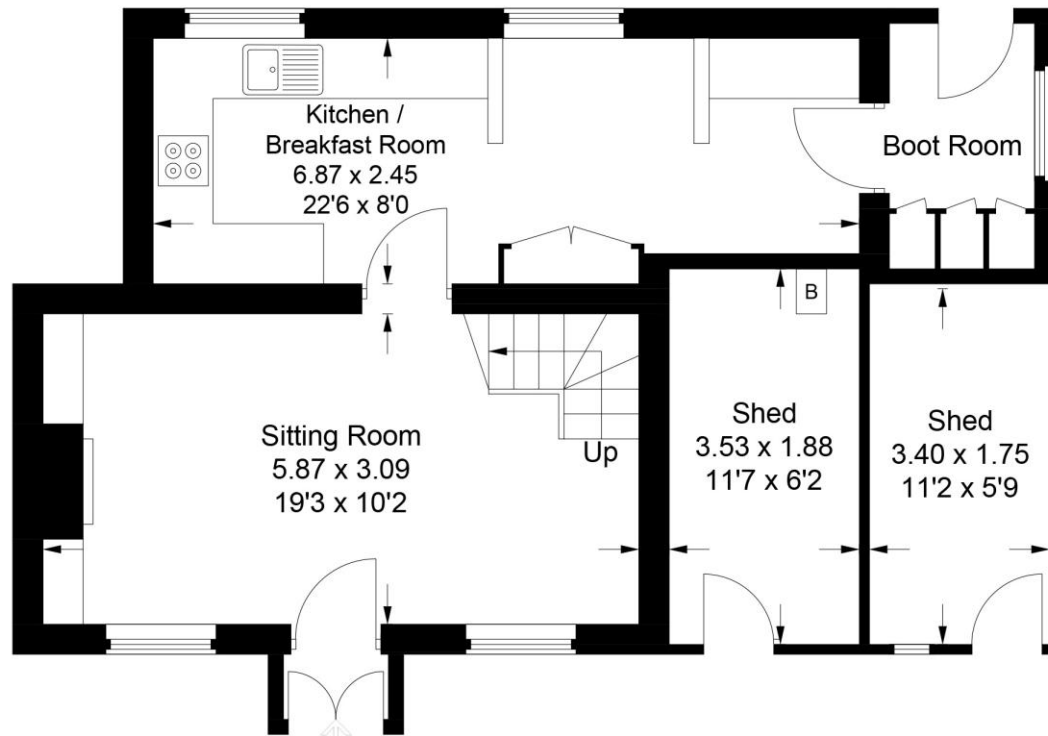
\* The particulars of Sale have been prepared as a general guide only. We have not carried out a detailed survey of the structure or tested the services, equipment and appliances and interested parties should commission their own reports. Room sizes are approximate and should not be relied upon when ordering carpets, curtains or other furnishings. Garden and site measurements are approximate and boundaries have been measured as fenced or taken from the Ordinance Survey via Promap or both.

Purchasers should seek confirmation of the legal boundaries from their solicitor prior to proceeding with a purchase.

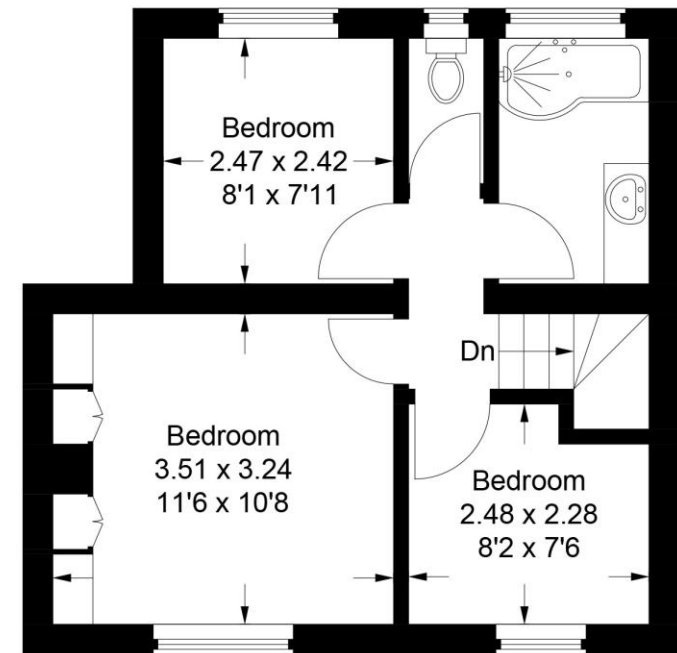
\* Robsons for themselves and for the vendors or lessors of this property give notice that; (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Robsons has any authority to make or give any representation or warranty whatever in relation to this property

# 1 Ballinger Row, Blackthorne Lane, Great Missenden, HP16 9LN

Approximate Gross Internal Area  
Ground Floor = 41.7 sq m / 449 sq ft  
(Excluding Sheds)  
First Floor = 31.8 sq m / 342 sq ft  
Total = 73.5 sq m / 791 sq ft



Ground Floor



First Floor

Please note the floorplan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, square footages and shapes before making any decisions reliant upon them.



