

# THE MODERN HOUSE



*Great Missenden, Buckinghamshire  
Sold*

## Harewood

Set amidst almost three acres of exceptionally landscaped gardens and woodlands, this superlative glass house is built to the exacting standards of the celebrated German house builder, Huf. An internal living space of over 6,370 sq ft is meticulously organised across four floors, with a 12-metre swimming pool located on the lower level. Harewood occupies a private and secluded plot at the edge of the charming village of Great Missenden, with central London reachable in just 39 minutes by train and Heathrow Airport in 30 minutes.

The topography of the site enables wonderful views from the balconies at every level, into an oasis of surrounding treetops, setting a harmonious equilibrium between the architecture and its surroundings. External covered walkways and recesses are paired with expansive walls of glass, merging interior and exterior spaces and inviting the outside into every room.

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*South-East England  
Sold*

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Leading off from a quiet country lane, the house is approached via a private, gated driveway leading to the primary entrance positioned at the front of the house. The breath-taking scale and volume of the house unfolds immediately, with soaring arched glass ceilings and clean steel lines. The ground level opens immediately into a series of beautifully bright, free-flowing spaces, where natural light prevails, streaming in from every angle.

An outstanding double-height dining area, arguably the most impressive space in the house, is set to the easterly side of the plan, with walls of glass framing views onto the densely planted borders and pathways through the woodlands. A highly efficient Bulthaup kitchen adjoins the dining space and in warmer months, this entire side of the house opens out onto the loggia, providing a seamless fluidity between cooking and eating, against the joyful backdrop of the gardens. Two reception rooms, a study and one of the six bedrooms are also positioned at ground-floor level, with beautifully light oak flooring running underfoot throughout.

The galleried rooms on the first floor, accessed via a dual open tread staircase, offer excellent flexibility of use; currently configured as a library and further study area which would happily befit an additional open-plan lounge area. The master-bedroom suite has wonderful views of the Chiltern hills, above the tree tops across the valley. Two further bedrooms, both with en-suite bathrooms, are positioned at first-floor level.

The lower-ground floor houses a 40-foot swimming pool, changing area and bathroom with direct access to a Canadian cedar hot tub, tucked into the sheltered recess. An additional room on this level offers excellent flexibility of use, befitting an additional home office or home cinema, gym or as an additional bedroom. A large utility room is positioned opposite.

Exceptional efficiency is key to Huf design and as such, the house offers zoned heating and cooling temperature control, maximising the extensive solar gain. Underfloor heating runs throughout the house, with air circulation systems across two floors.

The expansive surrounding gardens, conceived by Chelsea award winner Andy Sturgeon, warrants comparable merit to the design of the house itself. Intended to minimise the intervention of the house on its rural setting, the borders are a rich curation of native box and Amelanchier, interspersed at the edge of the lawns with grasses and herbaceous borders and a koi carp water feature. The large double garage is fitted with Dura professional units and the carport contains an eV charging point.

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Harewood is located in Little Kingshill, a sought-after hamlet just over a mile from Great Missenden, which has a good offering of independent shops, cafes and eateries. There are many stylish inns in the vicinity and the Crown pub in nearby Old Amersham is a local favourite, with accommodation designed by Ilse Crawford. Roald Dahl lived in Great Missenden for over 40 years, weaving features of the village into many of his stories. His writing hut, which he diligently worked in for 30 years at Gipsy Cottage, writing only in pencil and on yellow paper, now sits in a museum dedicated to his work in Great Missenden High Street.

Tom Kerridge's The Hand and Flowers, the first pub in Britain to earn the merit of two Michelin Stars, is a 30-minute drive away. Heston Blumenthal's neighbouring restaurants include the three-Michelin-starred The Fat Duck, The Crown and The Hinds Head; all a short drive away.

The area is well known for its proximity to excellent private schooling, including The Beacon, The Gateway School, which is one of the leading preparatory schools in the South East and Wycombe Abbey. State schools include The Misbourne and Dr Challoner's High School for Girls and Dr Challoner's Grammar School for boys are also nearby.

Great Missenden sits in a well-established commuter town and has long been a convenient layover for travellers of the well-trodden route between the Midlands and London. Great Missenden station offers direct rail links to London Marylebone in approximately 39 minutes.

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## About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.