



Cherry Tree Lane, Lee Common HP16 9LB

welcome to

Cherry Tree Lane, Lee Common

The Lee is a delightful hilltop village surrounded by beautiful Chiltern countryside within a short distance of Great Missenden (about 2.5 miles) and Amersham (about 7.5 miles). These offer multiple shopping facilities and amenities as well as stations providing a London commuter service.





Ground Floor

Floor area 125.8 sq.m. (1,354 sq.ft.) approx



First Floor

Floor area 88.0 sq.m. (947 sq.ft.) approx



Summer House

Floor area 16.7 sq.m. (180 sq.ft.) approx



First Floor Annex (over garage)

Floor area 31.8 sq.m. (343 sq.ft.) approx



Garage

Floor area 41.7 sq.m. (449 sq.ft.) approx

Total floor area 304.0 sq.m. (3,273 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by Focal

Hallway

Kitchen

10' 11" x 8' 9" (3.33m x 2.67m)

Utility Room

10' 2" x 7' 2" (3.10m x 2.18m)

Dining Area

17' 2" x 12' 11" (5.23m x 3.94m)

Living Room

17' 6" x 13' 4" (5.33m x 4.06m)

Reception Room

17' 7" x 11' 8" (5.36m x 3.56m)

Conservatory

17' 6" x 9' 8" (5.33m x 2.95m)

Landing

Bedroom 1

16' 4" x 13' 2" (4.98m x 4.01m)

Bedroom 2

13' 5" x 12' 4" (4.09m x 3.76m)

Bedroom 3

11' 9" x 11' 6" (3.58m x 3.51m)

Bedroom 4

16' 4" x 13' 2" (4.98m x 4.01m)

Bathroom

Annex

22' 3" max x 13' max (6.78m max x 3.96m)

welcome to

Orchard Cottage Cherry Tree Lane, Lee Common

- NORTH WEST FACING 0.5 ACRE PLOT
- CHARACTER COTTAGE
- FOUR DOUBLE BEDROOM HOUSE
- SEPARATE ANNEX
- THREE/FOUR RECEPTION AREAS

Tenure: Freehold EPC Rating: E

guide price

£1,450,000



Please note the marker reflects the postcode not the actual property

check out more properties at brownandmerry.co.uk



Property Ref:
CSM103149 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



brown & merry



01494 775650



chesham@brownandmerry.co.uk



3 Market Square, CHESHAM, Buckinghamshire,
HP5 1HG



brownandmerry.co.uk