



Chesham Lane, Kings Ash, Great Missenden, Bucks, HP16 9NP



Christopher Pallet
Professional advice since 1973

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Great Missenden,
Bucks,
HP16 9NP

Guide Price £650,000
Freehold

Nestled in the charming hamlet of Kings Ash within Lee Parish, Southside is a delightful property boasting serene countryside views. This 1904-built home, extended in 2001, offers a spacious layout including three double bedrooms, a picturesque garden, and ample driveway parking. Perfectly situated amidst the Chiltern Hills, it provides easy access to nearby Wendover's amenities and London-bound transport links.

Situated in the picturesque Lee Parish, Kings Ash offers a tranquil setting amidst the Chiltern Hills, an Area of Outstanding Natural Beauty. Surrounded by scenic footpaths weaving through farmland and woodlands, it's a haven for outdoor enthusiasts. The nearby market town of Wendover, just 2 ½ miles away, provides a range of amenities and convenient access to London via its mainline train station.

On The Ground Floor

Upon entering Southside, you're greeted by a welcoming entrance hall leading to the heart of the home. The spacious lounge, adorned with an ornamental brick fireplace, offers a cosy retreat for relaxation. Double doors open into the timber-framed Orangery, a bright and airy space overlooking the serene rear garden, creating an ideal spot for enjoying the natural surroundings. Adjacent to the lounge is the dining room, perfect for entertaining guests or family meals. The well-appointed kitchen boasts cottage-style units with Corian worktops, providing ample storage and workspace, and a lovely view of the garden. Completing the ground floor is a convenient utility room and a guest WC.





A delightful three bedroom home boasting serene countryside views from all sides

On The First Floor

Ascending the staircase, you'll find the accommodation on the first floor. Three comfortable double bedrooms await, each offering tranquil views of the surrounding countryside. Two of the bedrooms feature built-in wardrobes, providing ample storage space. The master bedroom benefits from an en-suite shower, offering added privacy and convenience. The main family bathroom, situated off the landing, comprises a panel bath, low-level WC, and pedestal washbasin, providing facilities for the household.

Outside

Stepping into the enchanting English country cottage-style garden, you're greeted by a picturesque oasis of greenery. The well-stocked garden features an array of plants, flowers, and shrubs, including a charming apple tree, creating a delightful

ambiance. A brick-built workshop and storage sheds offer practical storage solutions for outdoor equipment. The lawn and patio terrace provide space for outdoor leisure and al fresco dining, while the raised flower beds add a touch of color and charm. The garden is fully enclosed, providing a safe and private environment. Additionally, a lean-to storage shed and a brick-built outhouse with power and lighting offer further versatility. Gated access to the Chiltern Way footpath ensures convenient access to scenic walks and nature trails. Completing the outdoor space is a driveway to the front of the property, offering parking for several vehicles and boasting stunning views of the surrounding countryside.



Directions

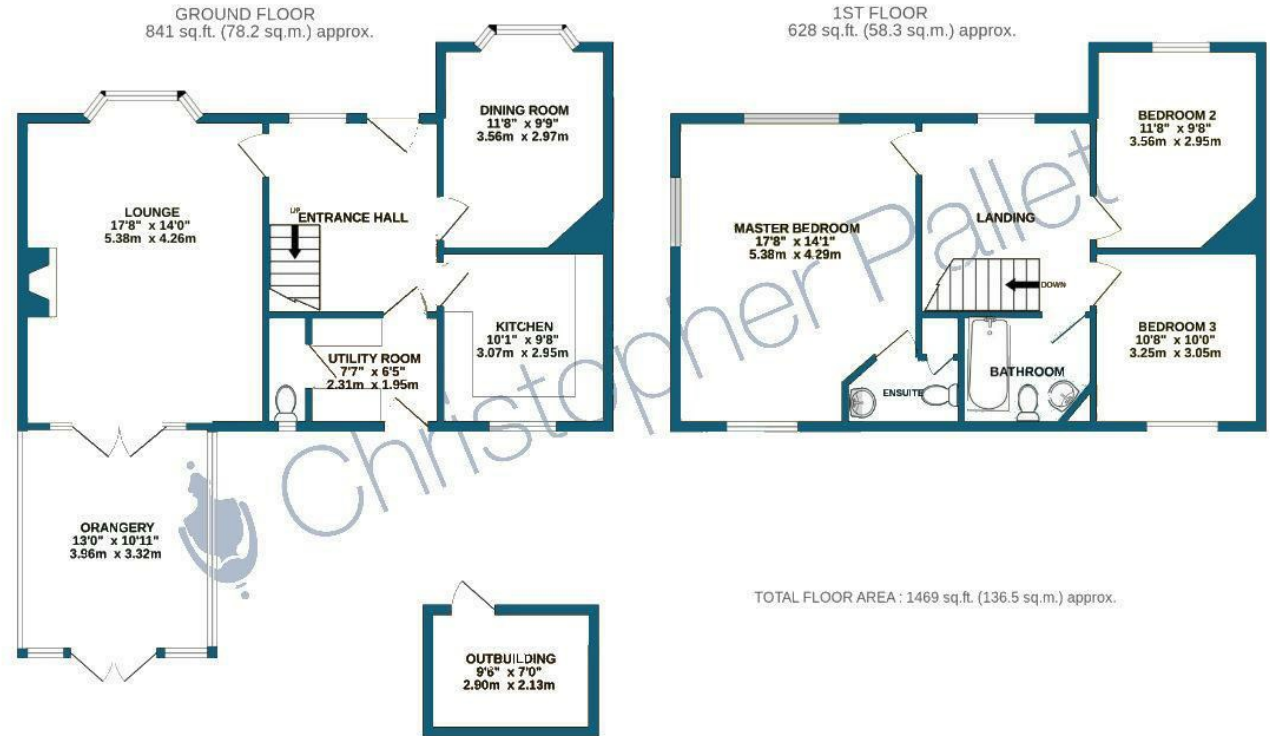
From Wendover, head along South Street and at the roundabout, take the first exit onto London Road. Turn left just after the petrol station into Rocky Lane, and follow the road for approximately 1 mile. The property is on the left hand side.

Council Tax Band E

Important Notice: These particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the vendor.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		67
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing and Contact Details



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