



Ferns Cottage, Great Hampden, Great Missenden

Summary of accommodation

Ground Floor: Entrance Hall | Dining room | Living room | Kitchen
Cloakroom | Store

First Floor: Three bedrooms | Family bathroom

Pretty gardens and grounds & a garage.

Postcode: HP16 9RG

Great Missenden 4 miles (London Marylebone 40 minutes) | M40 (J4) 7 miles
Amersham 8 miles (London Underground: Baker Street 46 minutes)
Central London 35 miles | London Heathrow 20 miles (All distances and
times are approximate)



Offers in the region of: £750,000

Tenure: Freehold

Local authority: Buckinghamshire Council

Council tax band: F

A very pretty detached, thatched cottage in need of modernisation and upgrading in a lovely Chilterns village.







Ferns Cottage

Approached through the pretty cottage gardens the front door leads into the entrance hall with stairs rising ahead of you to the first floor. From here a door leads to the dining room, which in turn leads through to the living room and large store room. Also from the dining room there is access through the rear hall to the kitchen and guest cloakroom.

On the first floor there are three bedrooms and a family bathroom.

Services: Mains water, electricity, oil fired central heating, private drainage.



Location

Great Hampden is an idyllic village set in the heart of the Chiltern Hills. It is an area of outstanding natural beauty and well connected to the rest of the country. The village has a church, an excellent local pub in The Hampden Arms, and a cricket pitch. Great Missenden (4 miles) provides good local facilities satisfying daily requirements whilst the market town of Amersham (8 miles) provides a more extensive range of shopping and recreational facilities. Central London (35 miles) is also within easy commuting distance.

Communications are excellent with trains running from Great Missenden and Amersham to London Marylebone. In addition there are Metropolitan line underground stations at Amersham and Chesham giving direct access to Central London and the City. The M40 and M25 are within easy reach giving fast access to London Heathrow and the national motorway network.

Sporting facilities in the area are varied and include golf at Ellesborough, Princes Risborough and Whiteleaf. A good number of walks and rides through The Chilterns are easily accessible by the footpaths and bridleways that cross the village.

Buckinghamshire provides many good schools both state and independent for children of all ages.





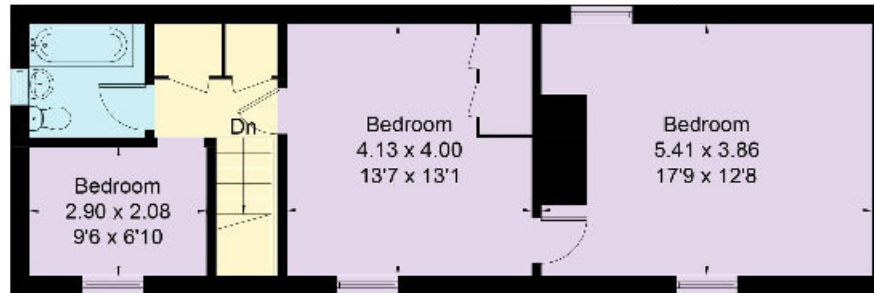


Gardens and Grounds

The gardens and grounds of Ferns Cottage are an outstanding feature bordered to the front by mature hedging with a gate leading to a footpath bordered by floral and fern beds. The gardens wrap around both sides of the house and are laid principally to lawn, and back onto lovely open countryside.



Ground Floor Area = 57.9 sq m / 623 sq ft
First Floor Area = 56.4 sq m / 607 sq ft
Store = 11.1 sq m / 119 sq ft
Total = 125.4 sq m / 1349 sq ft



First Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor

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Bucks & West Herts

William Furniss

01494 675368

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

William Furniss

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2024. Photographs and videos dated 2023.

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