



Broomfield Cottage, Broomfield Hill, Great Missenden

A beautiful cottage set in idyllic landscaped gardens

Ground floor: Entrance hall | Kitchen/dining room | Reception room | Sitting room | Conservatory/sun room | Guest WC

First Floor: Three bedrooms | Two family bathrooms | Study

Annexe: Kitchen/sitting/dining room | Bathroom | Bedroom

Gardens and grounds extending to just under one acre

Great Missenden 0.8 miles | London Marylebone 38 mins
Wendover 5 miles | Princes Risborough 6.5 miles | M40 J4 8.5 miles | Beaconsfield 11 miles | M25 J18 12.5 miles | Central London 36 miles (All distances and times are approximate)



3-4



2-3



3-4



EPC
D

Guide price: £1,700,000

Tenure: Freehold

Local authority: Buckinghamshire Council

Council tax band: H





Broomfield Cottage

Situated in an elevated position on the edge of the Chiltern Hills, in the historic and picturesque village of Great Missenden.

Broomfield Cottage is approached via a gravel driveway that leads to both the main house and separate annexe. As you step inside the cottage, you are greeted by an inviting hallway with doors leading to the kitchen, separate sitting room and guest toilet.

The kitchen has been beautifully refurbished and is fully fitted with a range of eye and base level units and a fantastic breakfast bar. It's open-plan design creates a spacious ambiance, accommodating a generous dining area and stairs to the first floor, it really is the heart of the house. Abundant natural light fills this area, thanks in part to the adjacent conservatory, which not only provides access to the main reception room but also features double doors leading to the garden.

The main reception room is a tremendous space, with expansive glass doors opening out onto the immaculate garden. Exposed beams, multiple seating areas, and a brick fireplace complete this welcoming space. Next door is an additional sitting room, perfect for a cosy snug or TV room.

On the first floor there are three generously sized bedrooms and a separate home office or nursery. The principal bedroom benefits from built in cupboards, an en suite bathroom and captivating views. A family bathroom completes the upper level.

Situated in the front drive, next to the house is the annexe - a detached building offering a versatile living space. The ground floor features a well-appointed open-plan kitchen and living room, along with a bathroom. A double bedroom awaits upstairs.

Postcode: HP16 9PD

Services: Mains water, electricity and gas, private drainage









Outside space

Beyond the house, the garden unfolds over two levels, interspersed by mature trees. The upper lawn offers a level and unobstructed view of the serene countryside. The rest of the garden is graced with meticulously manicured hedges, a pond, and well-tended flower beds.

Location

Broomfield Cottage is surrounded by wonderful Chiltern countryside, offering many delightful walks and rides. It is ideally situated for the commuter, with access to London Marylebone from Great Missenden, and the Metropolitan tube line to Baker Street from Amersham, as well as easy access to both the M40 and M25.

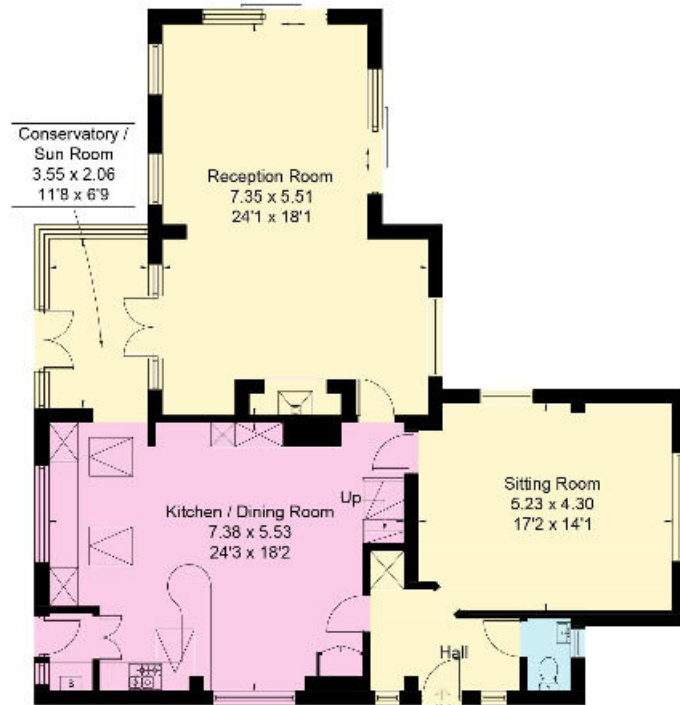


This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

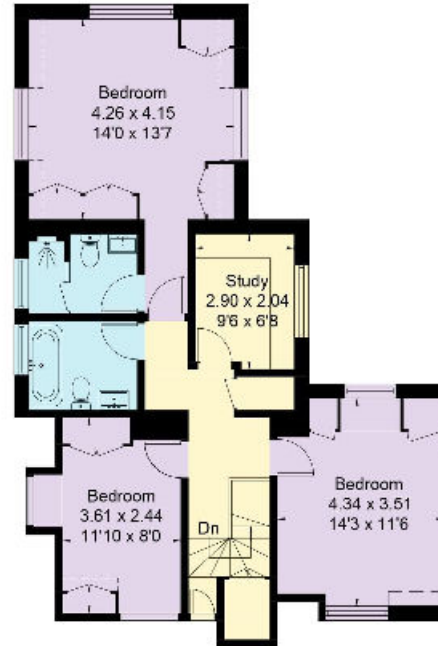
Ground Floor = 119.5 sq m / 1286 sq ft
 First Floor = 72.6 sq m / 781 sq ft
 Annexe Ground Floor = 27.2 sq m / 293 sq ft
 Annexe First Floor = 19.2 sq m / 207 sq ft
 Total = 238.5 sq m / 2567 sq ft



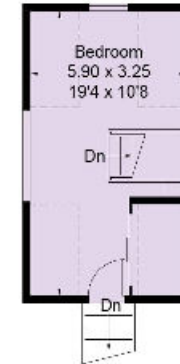
■ Reduced floor height below 1.0m



Ground Floor



First Floor



Annexe - First Floor



Annexe - Ground Floor

(Not Shown In Actual Location / Orientation)

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