

Cherry Tree Cottage

Great Missenden, Buckinghamshire





A delightful Grade II listed cottage, in a tucked away location in the beautiful Chilterns hamlet of Little Hampden.

Great Missenden 3.5 miles, London Marylebone 39 minutes, Princes Risborough 6 miles, M40 (J4) 10 miles, London Heathrow 27 miles, Central London 41 miles.
(Distances and times approximate).

		
3-4	2	2

Summary of accommodation

Entrance hall | Living room | Dining room | Kitchen | Pantry | Rear porch | Study/bedroom four | Ground floor shower room

Principal bedroom | Two further bedrooms | Bathroom | Night cloakroom

Garden and Grounds

Garden | Paved terrace | Double Garage

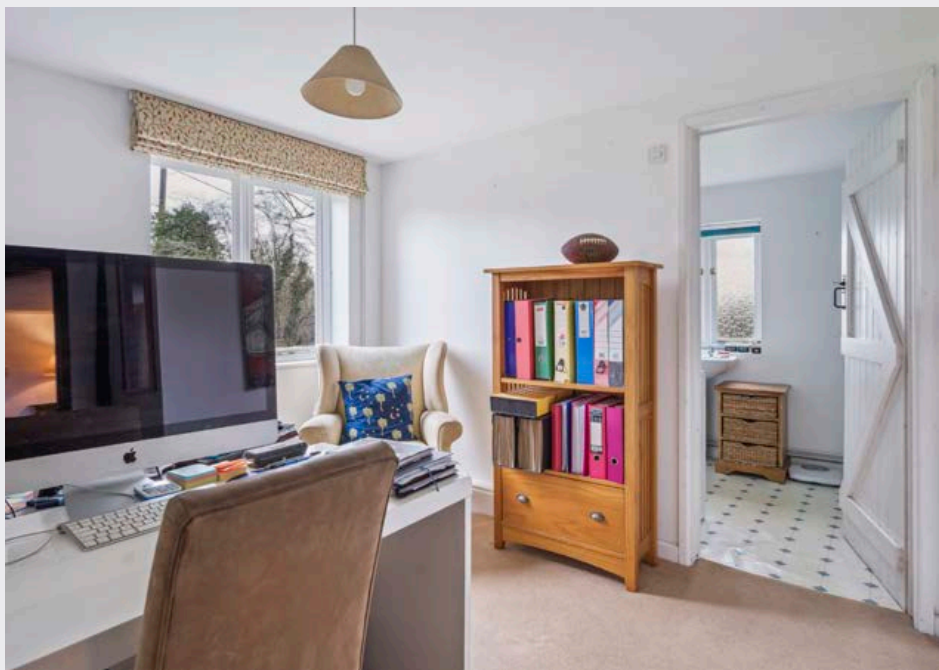
In all about 0.66 acres

Situation

Cherry Tree Cottage is situated in a quiet, tucked away spot in the small hamlet of Little Hampden. The village was first mentioned in the Domesday Book of 1086 and is surrounded by open fields and woodland, interspersed with numerous bridleways and footpaths, including The Ridgeway, which is a walk through history - used since prehistoric times by travellers, herdsman and soldiers. Little Hampden is also classed as an Area of Outstanding Natural Beauty.

The nearby town of Great Missenden offers shopping for day to day needs, with a wider selection of shops available in Amersham and Aylesbury.

Cherry Tree Cottage lies within close proximity to a number of Ofsted rated 'Outstanding Schools', both state and independent catering for children of all ages.



Cherry Tree Cottage

Cherry Tree Cottage is a very pretty, Grade II listed cottage believed to date back to the 15th/16th centuries. The property is approached from the lane into the hamlet down a driveway, leading to the garaging and parking beyond, which has gated access to the gardens and pathway to the front of the house. The accommodation is as in the floor plans, arranged over two floors. The ground floor is entered via a wide entrance hall, which, in turn, gives access to either the sitting room with inglenook fireplace or dining room, again with open fire, and French doors to the gardens. Beyond the sitting room is a nice size study which could be a fourth bedroom and benefits from an en suite shower room. The kitchen, pantry and rear porch complete the ground floor.

To the first floor there is the principal bedroom, two further bedrooms, a family bathroom and night cloakroom.





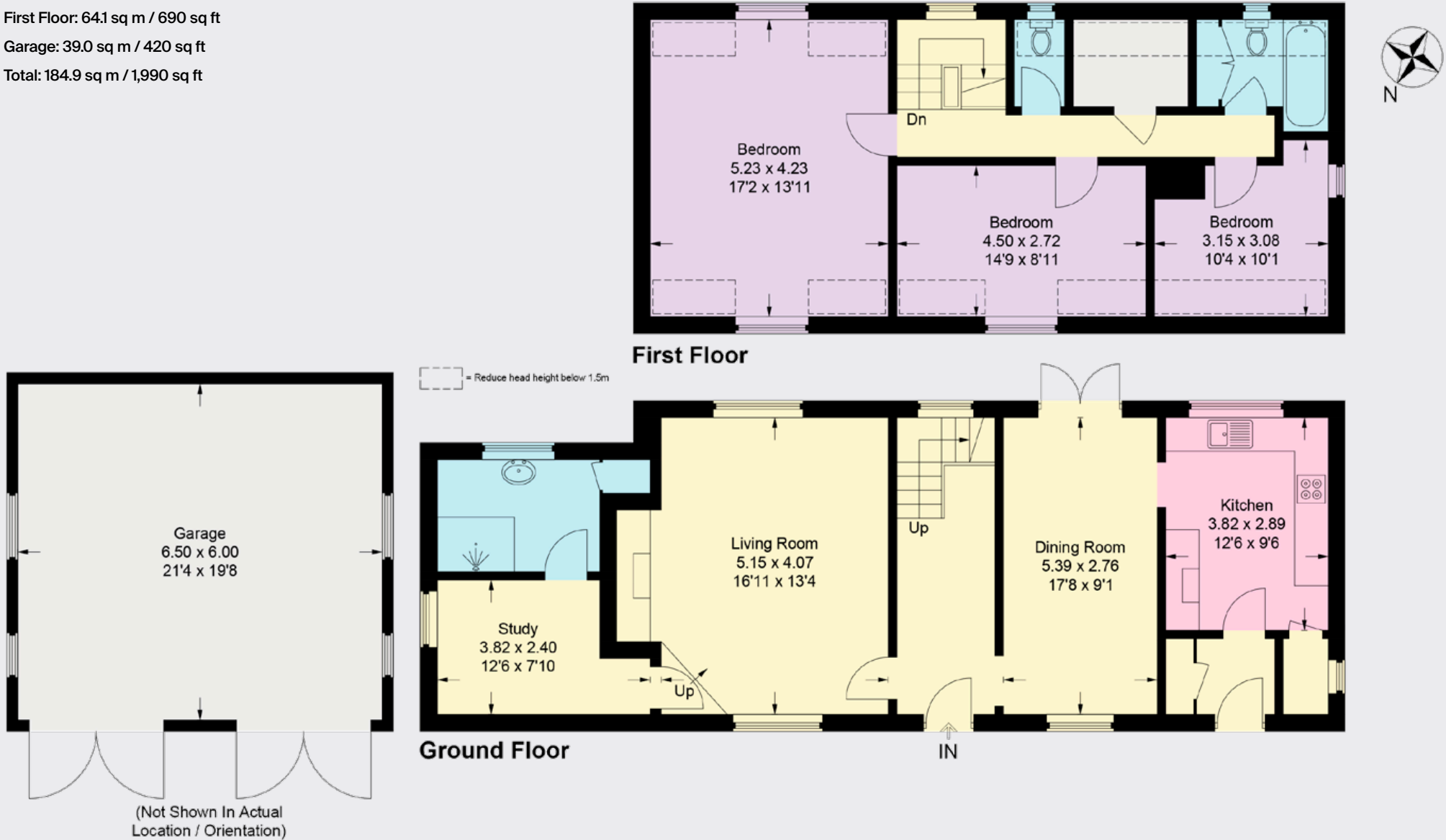


Outside

The gardens are laid principally to lawn with numerous specimen trees, and bordered by hedging, and post and wire fencing. There is a nice, paved terrace to the rear of the property accessed via French doors from the dining room. In total the gardens extend to approximately 0.66 acres.

FLOORPLANS

Approximate Gross Internal Floor Area
Ground Floor: 81.8 sq m / 880 sq ft
First Floor: 64.1 sq m / 690 sq ft
Garage: 39.0 sq m / 420 sq ft
Total: 184.9 sq m / 1,990 sq ft



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.

PROPERTY INFORMATION

Property Information

- Services:**
Mains water and electricity, private drainage,
oil fired central heating
- Tenure:**
Freehold
- Local Authority:**
Buckinghamshire Council
- Council Tax:**
Band G
- EPC:**
Band F (rating 21)
- Postcode:**
HP16 9PS
- what3words:**
///imply.apart.fans
- Viewings:**
All viewings strictly by appointment only through the
vendors' sole selling agents, Knight Frank LLP.





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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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