






BEAM HOUSE

High Street, Great Missenden, HP16 0AU



A LOVELY, GRADE II LISTED VILLAGE HOUSE

Beam House is believed to be the second oldest house in Great Missenden, dating back in part to the 15th Century with an 18th Century Georgian façade.

			EPC
4	2	3	D (55)

Local authority: Buckinghamshire Council
Council Tax Band: G
Services: Mains water, electricity, drainage and gas central heating
Tenure: Freehold
What3Words: ///reinstate.greeting.runner

LOCATION

Beam House is situated in the heart of Great Missenden, a charming Chilterns village. There are a number of popular pubs and restaurants in the village, along with local shopping facilities, the famous Roald Dahl Museum and a mainline railway station (London Marylebone 40 minutes). The surrounding countryside offers delightful walks and cycle routes.

Buckinghamshire is renowned for its schooling and Great Missenden falls within close proximity to a number of well-regarded schools, both State and Independent, catering for children of all ages.

Great Missenden (London Marylebone 40 minutes)

Amersham 5 miles (Metropolitan Line to Baker Street 46 minutes)

M40 J2 10 miles

M25 J18 12 miles

London 34 miles

(All distances and times are approximate)





BEAM HOUSE

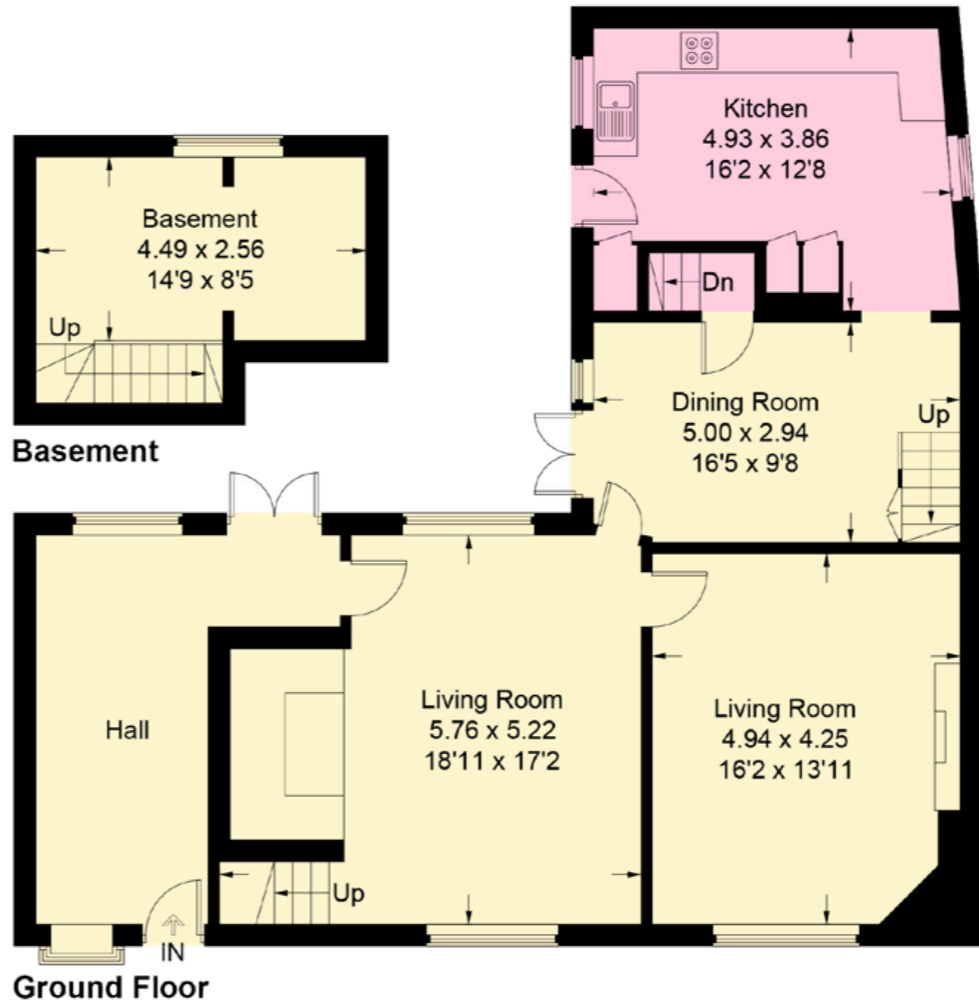
Believed to date back to the late 15th Century, Beam House is a stunning Grade II listed home. The original Saxon Cruck framed building sits behind a delightful double fronted Georgian façade and the accommodation is as set out on the floorplans. Of particular note, are the generous proportions and good ceiling heights throughout the property. Beam House retains many period and character features, including exposed beams and brickwork, and two open fireplaces.



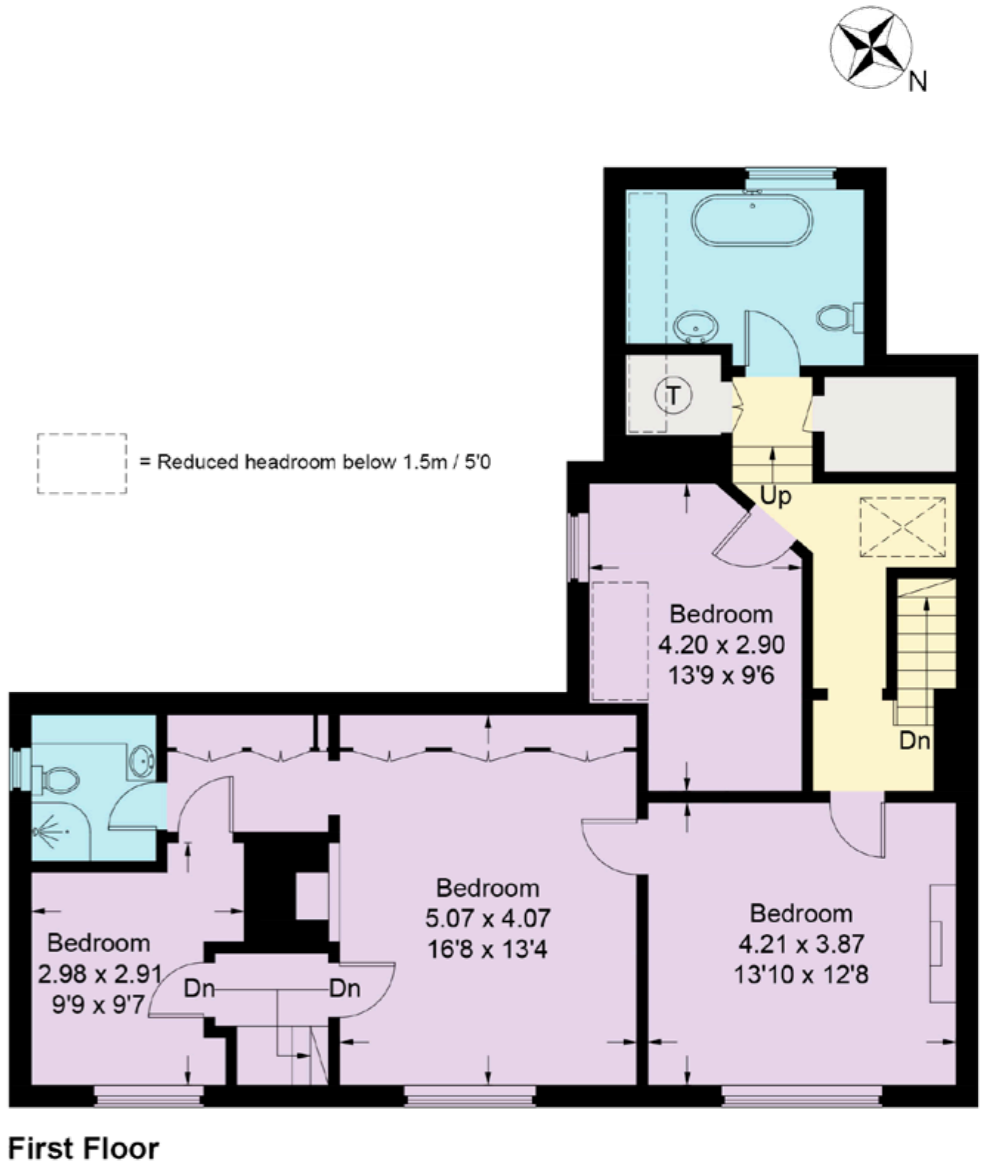


GARDENS & GROUNDS

There is an attractive sun terrace, with beautiful wisteria, immediately to the rear of the house which is accessed from either the kitchen, dining room or family room. Beyond are the lawns, which are south westerly facing and private.



Approximate Gross Internal Area
Basement = 13.4 sq m / 144 sq ft
Ground Floor = 101.3 sq m / 1,090 sq ft
First Floor = 94.2 sq m / 1,014 sq ft
Total = 208.9 sq m / 2,248 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

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