

19 Highmore Cottages, Little Missenden, Buckinghamshire, HP7 0RB

A well presented, three bedroom traditional terraced house, located in the beautiful and tranquil village of Little Missenden in a quiet cul-de-sac.

| Storm Porch | Entrance Hall | Sitting Room | Dining Room | Kitchen | Three Bedrooms | Family Bathroom | Front Gardens | Rear Courtyard Garden | Garden Shed |

Nestled in the heart of The Chiltern Hills Countryside is this well presented three bedroom terraced property, perfect for a first purchase or for those looking to enjoy village life whilst maintaining excellent local road and rail links. The property is well situated on the edge of a quiet cul-de-sac and enjoys breathtaking views from the rear bedrooms over paddocks and farmland.

Entered via a welcoming entrance hall, there is a traditional and spacious layout, including a double aspect sitting room to the front with a feature, Opti flame effect electric, fire place. To the rear of the property is the well appointed kitchen which leads seamlessly into the dining room with large window and door onto the garden and space for a study/play area. The kitchen overlooks the garden and has a range of floor and wall mounted units and space, plumbing and power for the usual appliances.

Upstairs are three good size bedrooms and a family bathroom, featuring a three piece white suite including bath with rain effect shower over. The principle bedroom has a front aspect whilst bedrooms two and three enjoy the full benefit of the panoramic countryside views to the rear.

Accessed from the dining room, is the pretty courtyard garden with patio seating area, mature pear and cherry fruit trees and garden shed with lights and power. Closed boarded fencing on both sides and a feature brick garden wall to the back provide a high degree of privacy. Garages to the rear are available to rent subject to availability at the time of purchase.

These properties are rarely available to purchase with most remaining within families for many years. Viewing is highly recommended to appreciate both the house and the idyllic village setting.

Price... £500,000 Freehold



LOCATION

Little Missenden is the quintessential English village, used on numerous occasions for filming (e.g. Midsomer Murders and The Dam Busters). The 10th century church is often host to the annual Festival of Music and Arts and there are two popular pubs. There is also a highly-regarded primary school/nursery and village hall. A wide choice of restaurants, pubs and shops can be found in Amersham (2.5 miles,) and Great Missenden (just over 2 miles). Fast trains run from both Amersham and Great Missenden to London Marylebone. Amersham also offers the option of Metropolitan Line tubes directly into the City.

DIRECTIONS

From our office in Great Missenden High Street take the right hand turn at the mini roundabout on to Link Road. Take the second exit onto the A413 at the next roundabout. Continue along the A413 for approx 2 miles and take the right hand filter towards Little Missenden after Deep Mill Diner. Highmore Cottages can be found along the lane on the right hand side marked by a Wye Country for sale board. The property located in the far right corner of the cul-de-sac

Additional Information

Council Tax Band D

EPC Rating D

School Catchment

Infant Schools - Little Missenden Church of England School; Junior Schools - Holmer Green Junior School, Little Kingshill Combined, Curzon Church of England School; Senior Schools - The Misbourne School, Dr Challoner's Grammar, Sir William Ramsay School (We recommend you check accuracy and availability at the individual schools)

MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.

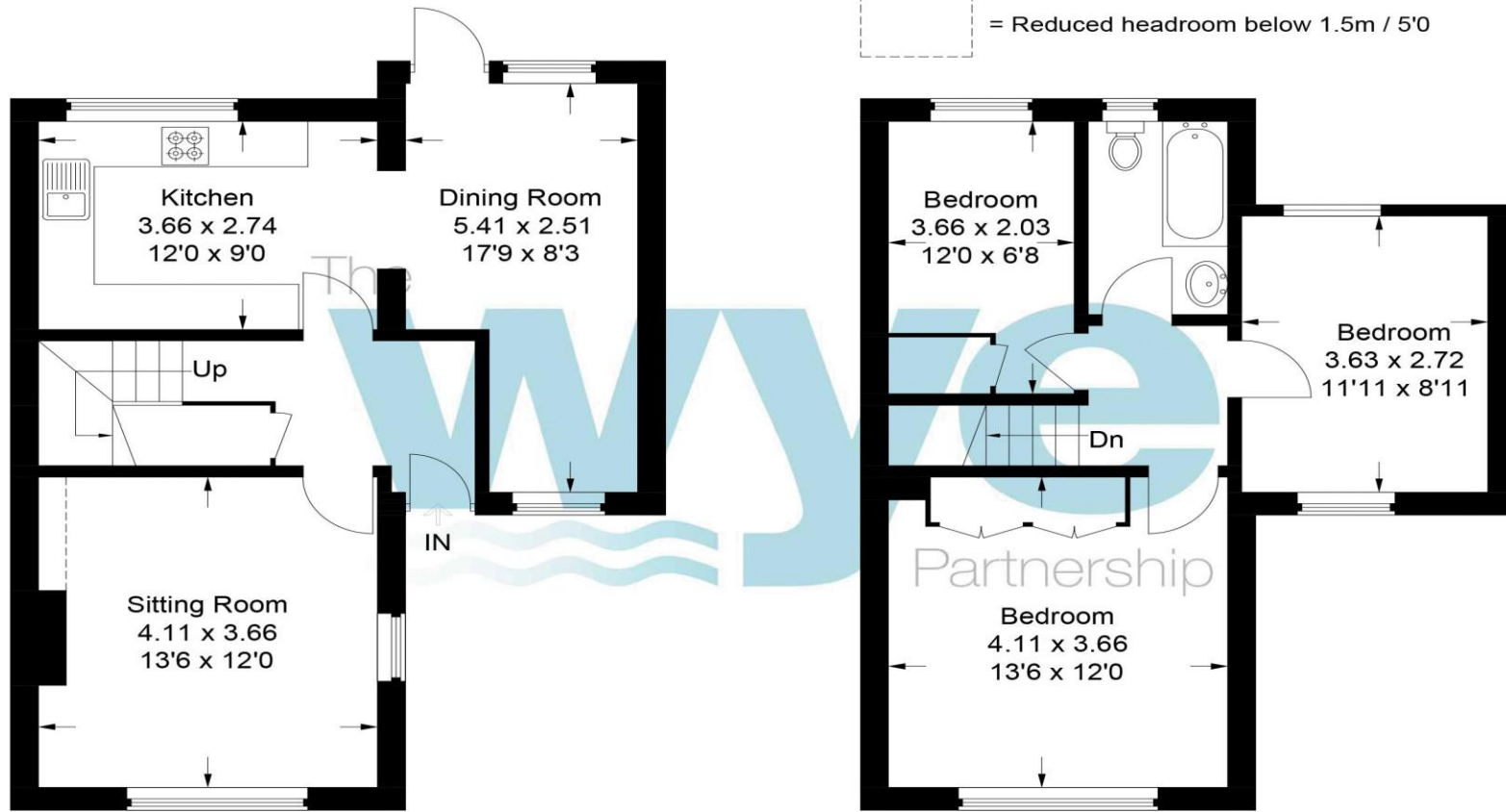


Highmore Cottages

Approximate Gross Internal Area
Ground Floor = 47.3 sq m / 509 sq ft
First Floor = 42.3 sq m / 455 sq ft
Total = 88.6 sq m / 964 sq ft



 = Reduced headroom below 1.5m / 5'0"



Ground Floor

First Floor

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.

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The **wye** Partnership