

The Thatched Cottage, Hampden Road, Great Hampden, Buckinghamshire, HP16 9RL



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*A charming Grade II listed, two-bedroom, Elizabethan lodge house with a lovely, wrap around, garden tucked away on the edge of classic beech woods. The property also benefits from a separate, large, oak, workshop/garage.*

Kitchen | Sitting Room | Dining room | Two bedrooms | Bathroom | Boiler room | Oak workshop/garage

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The Thatched Cottage is believed to date from the mid sixteenth century and was originally the lodge for the Old Rectory. This exquisite cottage has been lovingly and sympathetically updated to provide warm and cozy accommodation in a tranquil setting surrounded by light woodland with easy access for country walks.

There is a flat-roofed extension to the rear and there may be scope for a further single-storey extension to the rear subject to listed building consent. The current owners have erected a superb, oak workshop/double garage and re-thatched the roof approximately 3 years' ago.

The front door is to the side with the door opening directly into the sitting room with an open fireplace and quarry-tiled floor. The dining room is in the centre of the cottage with access to the kitchen, bathroom and bedrooms off this central, circulating space.

Outside, the gardens wrap around three sides of the property. A driveway to the side leads to the garage and provides off road parking.

**Price... £750,000**

*Freehold*





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## LOCATION

Prestwood village centre has an excellent range of day to day facilities available including a variety of local shops, ie Butchers, Bakers, Newsagents, Post Office, Chemist, Florist and Supermarkets, together with Doctors' and Dentists' surgeries. There are local schools for children up to the age of 11 years. For secondary education see further information below. Nearby Great Missenden also offers a main line rail link into Central London which is ideal for the commuter. For more extensive requirements both High Wycombe and Amersham are approximately 4/5 miles from Prestwood.

## DIRECTIONS

From our offices in Prestwood follow Honor End Lane and take the second turning on the left into Hangings Lane. Turn right at the T-junction into Hampden Road and the cottage will be found on the left after about 1/4 mile

## Additional information

Council Tax Band E

EPC Band F

## School Catchment 2024/25

Speen CofE VA School (Infant) Great Kingshill CofE Combined School

Boys' Grammar; Dr Challoner's, Aylesbury Grammar and The Royal Grammar School

Girls' Grammar; Dr Challoner's High and Aylesbury High

Upper School/All ability; Princes Risborough Mixed Grammar; Chesham and Sir Henry Floyd (We recommend you check accuracy and availability at the individual schools)

## MORTGAGE

Contact your local Wye Country 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.*

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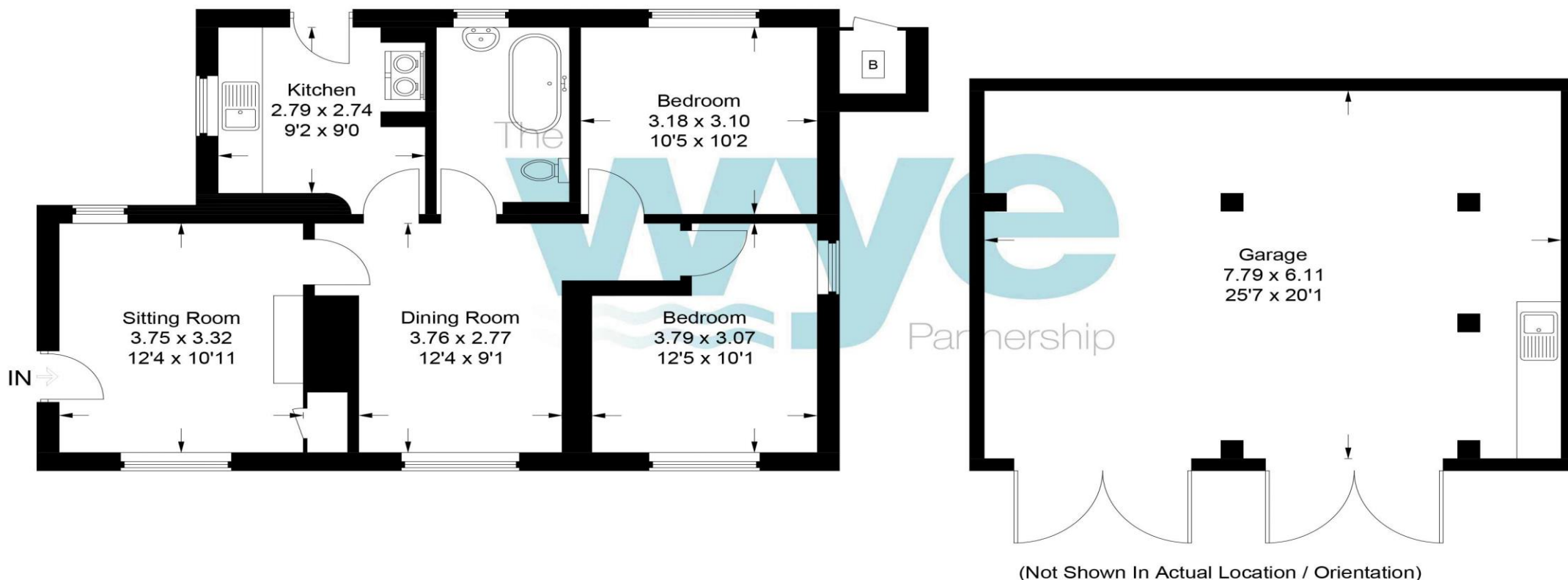


# The Thatched Cottage

Approximate Gross Internal Area = 66.8 sq m / 719 sq ft (Including Boiler)

Garage = 47.6 sq m / 512 sq ft

Total = 114.4 sq m / 1,231 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.

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The **wye** Partnership