



**Church Farm , Swan Bottom Lane, The Lee, Buckinghamshire, HP16 9LZ**

*Beautiful Grade II listed farmhouse, with a 1.33 acre paddock, in a stunning rural location. Church Farm has three reception rooms, four bedrooms and three bathrooms, this is a character property bestowed with modern facilities.*

Grade II listed property | Three reception rooms plus sunken dairy | Refitted kitchen | Separate utility room | Cellar | Cloakroom | Four double bedrooms | Two refitted bathrooms - one "Jack and Jill" | Large garden plus paddock | Plenty of driveway parking |

This unique, listed farmhouse has been a part of the renowned "Liberty of London" family estate for many years. It has been sympathetically updated and is presented in beautiful, walk-in condition. The house is on the edge of The Lee village and offers the best of country living yet is only a few miles' drive to Chesham and Great Missenden.

The formal entrance leads into the hallway. To the right is the sunken, former milking parlour and to the left the formal dining room with side garden views and a feature fireplace with log burner. A doorway leads through to the farmhouse kitchen which has been fitted with a range of white kitchen units carefully built around the exposed beams. The kitchen is fitted with the usual appliances including an electric Rayburn, tucked in an alcove, and a Belling, electric range cooker.

Returning to the main hallway; the main sitting room is behind the dairy with views onto the garden and with a second, open fireplace with a brick surround and hearth. A door from the sitting room leads into the study, kept cosy and warm with a small log burner.

The utility room, ground floor shower room and cellar are opposite the sitting room. The cellar is accessed via a short flight of stairs and has restricted headroom (it is not suitable for the storage of papers or dry goods).

Character properties tend to "evolve" over the years and this farmhouse is no different. Two staircases link the ground and first floor; one from the kitchen into one of the bedrooms and the other being opposite the sitting room.

The house is L-shaped; one arm of the L incorporates the main family bathroom which has been luxuriously fitted with a freestanding bath, shower, W.C. and basin, and one of the bedrooms. The remaining double bedrooms run along the other arm of the L. The quirky nature of the layout is such that two of the bedrooms share another, quality, Jack and Jill bathroom. The front aspect bedroom has the secondary staircase directly down into the kitchen.

Outside, the front of the farmhouse is arranged around a paved courtyard with driveway parking for several cars. There is an open log store and a door into the integral boiler room/storeroom. The established gardens for the house wrap around the rear and side of the property however a path from the rear of the house bisects the lawn and leads to a gap in the hedge beyond which is the enclosed paddock, ideal as extra garden or for equestrian use.

**Price... £1,250,000 Freehold**



## LOCATION

The Lee, a Conservation Area, is centred around the picturesque village green with The Cock and Rabbit Inn located at its south-east corner. The 12th Century Old Church, a Grade I Listed Building is of special interest and the surrounding countryside offers a network of public footpaths and Bridleways. There is a local community shop, tennis and cricket clubs with village schools available at Lee Common and Chartridge. Great Missenden and Amersham are 2 and a half miles and 6 and a half miles away respectively. Links to the M1, M25 and A41 are readily accessible. The neighbouring towns provide commuter stations for London (Marylebone and Baker Street)

## DIRECTIONS

From our office in Great Missenden turn left and first right. At the roundabout turn right onto the A413 and at the next roundabout turn left up Frith Hill. Take the first left towards South Heath and at the crossroads turn left into Potter Row. Follow this road for a couple of miles into the Lee. At the village green follow the road round to the left and head out of the village. At the tight right hand bend the property can be found on the left, past a couple of other character properties and at the end of the driveway.

## Additional information

EPC Band E

Council tax band G

## School catchments 2024/25

Infant: Lee Common

Junior: Great Missenden CofE Combined school

Upper: The Misbourne School

Boys' grammar: Dr Challenor's Grammar school Girls

Grammar : Dr Challenor's High School

Mixed Grammar: Chesham Grammar school

(We suggest you check your requirements with 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.*



# Church Farm House

Approximate Gross Internal Area  
 Ground Floor = 150.4 sq m / 1,619 sq ft  
 First Floor = 115.7 sq m / 1,245 sq ft  
 Cellar = 17.3 sq m / 186 sq ft  
 Total = 283.4 sq m / 3,050 sq ft  
 (Excluding Void)



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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