



Emanuel Hall, Lee Clump Road, The Lee, Buckinghamshire, HP16 9NN

A unique, four bedroom, detached house, originally an old chapel, that has been sympathetically converted into a light bright and airy home with a large, level, garden in a rural location.

NO ONWARD CHAIN.

Porch | Vaulted reception room | Kitchen | Three bedrooms | Family bathroom | Cloakroom | Master bedroom with ensuite shower | Parking |

Emanuel Hall is a very quaint and interesting conversion of an old chapel into a stunning family home that sits on a large, level, plot. The impressive oak front door, fitted with classic, black-scrolled ironwork, leads into the chapel porch and from there into the large, vaulted, reception room.

To the right there is a large log burner, either side of which are two pairs of semi-frosted arched windows. To the left, more windows overlook the large side garden. French doors lead to the garden. Looking back towards the front door, it is beautifully, and symmetrically, framed to either side with tall statement arched windows with a central, round, window. The floor is laid with honey-toned oak flooring.

A staircase at the end of the room leads to the master bedroom, either side of which are doors into the kitchen. The double aspect kitchen is fitted with a range of powder-blue kitchen units with quartz work-surfaces, a double oven and induction hob plus space for a tall fridge-freezer, the oil-fired boiler is in a cupboard. The back door leads to the garden and a further door leads through to the bedroom area.

The inner hallway, accessed from the kitchen, leads to a cloakroom with W.C. and basin beyond which is a family bathroom fitted with a white suite comprising of bath, with shower, W.C. and basin. The bathroom is tiled floor-to-ceiling and is illuminated via a roof-light. There are three bedrooms, two doubles with fitted wardrobes and a single bedroom.

The master bedroom is in the centre of the house and has a vaulted ceiling with Velux windows and a comprehensive range of eaves wardrobes. A door leads into the ensuite shower room.

Outside, the level garden wraps around two sides of the property and is bounded by mixed hedging to ensure privacy. There is a storage shed. A gate leads to a few steps which access the gravelled parking area, sufficient for approximately 4/5 cars.

Price... £995,000 Freehold



LOCATION

Swan Bottom is adjacent to The Lee, a Conservation Area, which 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 follow the Link Road to the A413 and turn right 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 take the left fork and left again and continue down the road to the crossroads. Turn left and Emanuel Hall can be located about 300 yards along on the left hand side.

Additional information

EPC band D
Council tax band E

School Catchments 2025/26

Infant - Lee Common CofE.
Junior- Great Missenden CofE
Upper School- The Misbourne Mixed
Grammar- Chesham Grammar School Boys'
Grammar- Dr. Challoners Grammar School
Girls Grammar- Dr. Challoners High School.
(we recommend you check specific schools for availability)

MORTGAGE

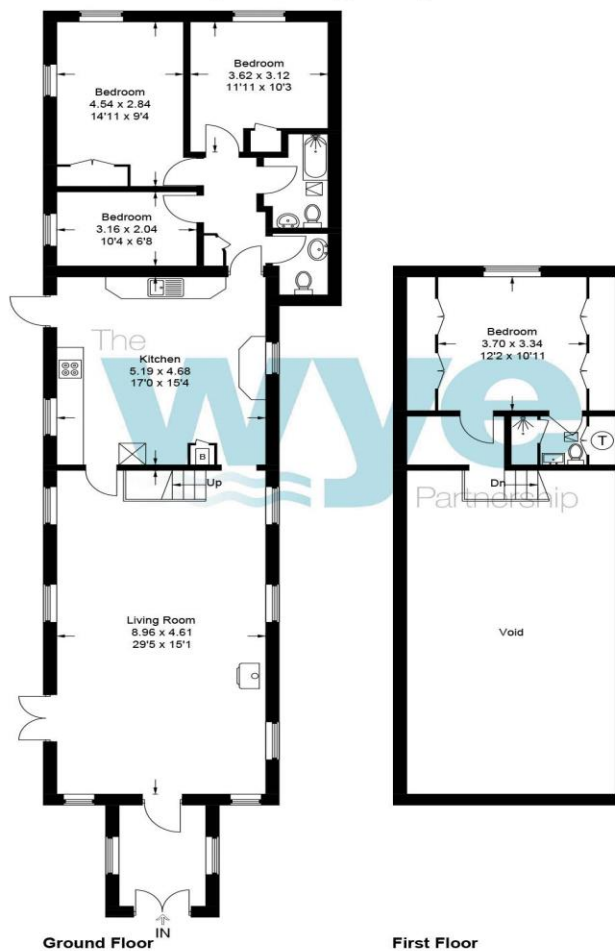
Contact your local Wye Country office who can introduce you to their Independent Financial Adviser

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.



Emanuel Hall

Approximate Gross Internal Area
Ground Floor = 117.5 sq m / 1,265 sq ft
First Floor = 26.1 sq m / 281 sq ft
Total = 143.6 sq m / 1,546 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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