

Sunny View, Nags Head Lane, Great Missenden, Buckinghamshire, HP16 0ER



*Charming two bedroom, period semi-detached cottage ideally located on the outskirts of Great Missenden. Stunning 'sunny' garden approx. 150ft in length. This much loved cottage would benefit from some general updating and offers scope for extending subject to the usual planning consents.*

**| Covered Porch | Living Room | Dining Room | Kitchen | Cloakroom | Study | Two double Bedrooms | Family Bathroom | Front Cottage Garden | Driveway | Large Rear Garden |**

'Sunny View' offers a rare opportunity to purchase a wonderful two bedroom, period character cottage in this popular village location close to Great Missenden. Offered to the market with no onward chain, this charming cottage offers scope to extend, subject to the usual planning consents to add an extra bedroom and kitchen/diner.

Approached across the driveway and pretty cottage garden, the property is accessed via an initial covered porch leading into the front room/parlor. A feature fireplace with brick surround and tiled hearth, containing a gas, coal effect burner provides a focal point to this traditional room. An arched doorway leads to the dining room with a double side aspect, stairs to the first floor and further feature, tiled gas effect fireplace.

Accessed from the dining room with inner window and a side aspect is the spacious kitchen. Whilst requiring some updating, the current kitchen comprises of a range of wooden, shaker style, floor and wall mounted units. From the kitchen, to the rear of the house is a lobby with cloakroom, storage cupboard and study, all leading to the rear garden.

Upstairs are the two double bedrooms and the family bathroom. Bedroom one, to the front of the property enjoys an aspect over the lane and benefits from built in wardrobes. Both bedrooms enjoy beautiful original feature fireplaces and stripped pine doors. Bedroom two with a rear aspect leads through to the family bathroom with a large, walk in shower.

To the rear of the property is a beautiful, large garden of approx. 150ft in length. An initial patio area with garden shed leads to the garden, laid mainly to lawn with mature flower beds and established hedged borders. The garden truly does provide a 'Sunny View'. A large driveway running from the front to the back provides plenty of parking.

**Price... £695,000 Freehold**





## LOCATION

Great Missenden is an historic village with properties dating back over the last few centuries forming the lovely old high street, with bustling cafes, restaurants, pubs and boutiques. Nestling in the Chiltern countryside, this friendly village has many good shopping facilities, three schools for children of all ages, sporting and social amenities and a main line rail link into London Marylebone. The area is one of great beauty and there are splendid walks through the Chiltern Hills, now largely designated an Area of Outstanding Natural Beauty.

## DIRECTIONS

From our office in Prestwood, proceed along the Wycombe Road towards Great Kingshill. A short distance after Hildreth's Garden Centre, take the left turning into Nags Head Lane and proceed for approx. 1.5 miles and the property can be found at the bottom of the lane on the left hand side.

## ADDITIONAL INFORMATION

Council Tax Band "E"

EPC EER Rating "D"

## SCHOOL CATCHMENT 2024/2025

Little Kingshill Combined School // Boys' Grammar; Dr Challoner's // Girls' Grammar; Dr Challoner's High School // Mixed Grammar; Chesham | Upper School // All ability; The Misbourne (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

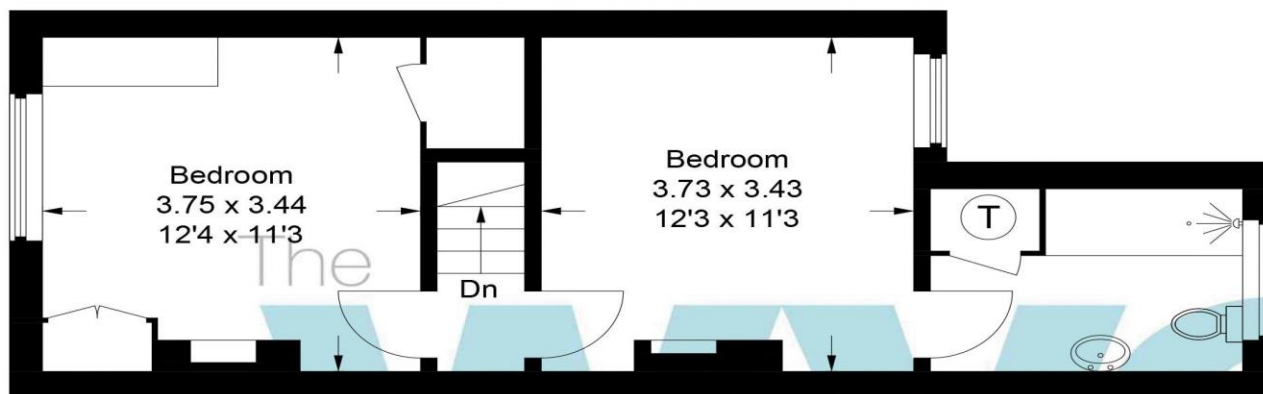
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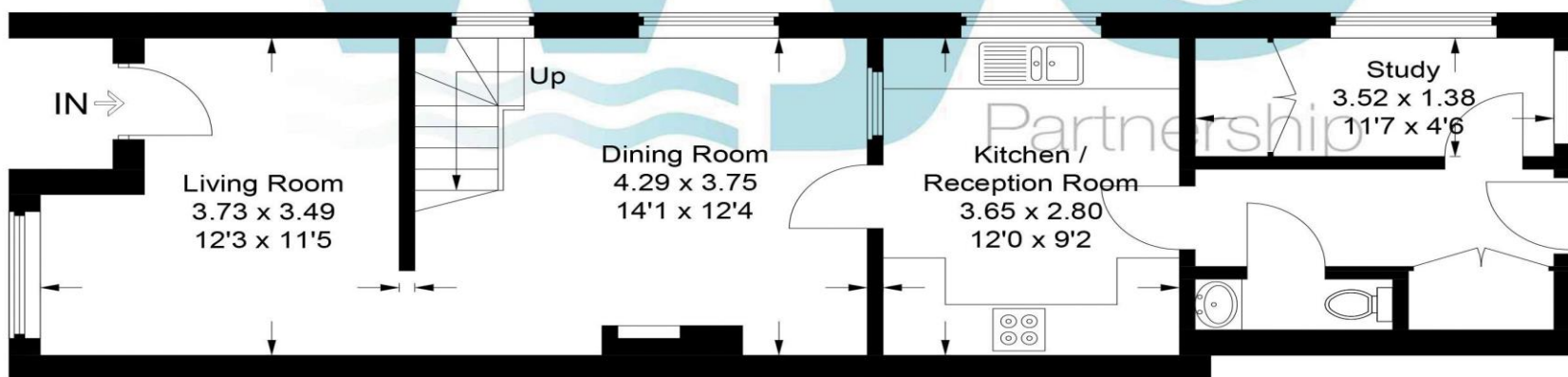


# Sunny View, Nags Head Lane

Approximate Gross Internal Area  
Ground Floor = 51.9 sq m / 559 sq ft  
First Floor = 36.0 sq m / 387 sq ft  
Total = 87.9 sq m / 946 sq ft



**First Floor**



**Ground 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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120 High Street, Prestwood, Buckinghamshire, HP16 9HD

01494 868 000

prestwood@wyecountry.co.uk

wyeres.co.uk

The **wye** Partnership