



38 Church Street, Great Missenden, Buckinghamshire, HP16 0AZ

A lovely, three bedroom, two reception room, mid-terraced house in the heart of the Great Missenden conservation area. The accommodation flows through the ground floor leading to a large, south-facing garden.

Sitting room | Dining room | Kitchen | Three bedrooms | Bathroom and separate W.C | On-street parking with permit

As is traditional with village houses, the front door leads directly into the sitting room. The sitting room and adjacent dining room have been refitted with honey-toned, engineered oak flooring that leads the eye through the house towards the garden. A wide opening leads through into the dining room which has a feature limestone fireplace and surround containing a recently installed log burner.

A further opening leads into the kitchen, which is fitted with a bespoke, solid wood, in-frame kitchen painted in a calm shade of cream. Built to make the most of every inch of space, some of the doors conceal clever touches such as a pull-out ironing board. The work-surfaces are solid wood, whilst the splash-backs are thought to be traditional, kiln-fired, ceramic tiles. The present owners have replaced the appliances including an induction hob, the fan oven, washing machine and dishwasher. The boiler has also been replaced with a new, energy efficient one. French doors from the kitchen lead out to the garden.

Stairs rising from the kitchen lead to the first floor which has two bedrooms; a double overlooking the front, and a double-aspect, single bedroom, overlooking the garden. There is a bathroom, which is fitted with a white suite comprising of bath (with shower over), and vanity basin and W.C. There is also a separate W.C.

A further flight of stairs leads up to the attic, double aspect, bedroom which runs front-to-back across the house. There is a handy vanity unit plus a pair of French doors with a Juliet balcony overlooking the garden. There is ample eaves storage and access to a small loft with loft ladder.

The intriguing garden is accessed from the kitchen. In common with most terraced houses there is exclusive access across the adjoining garden with a gate to the right. The garden has various "rooms" linked with a path leading, initially, to a timber pergola covered in a beautiful, mature wisteria which is laden with fragrant, lilac racemes in the spring. The path meanders between mature shrubs and plants towards a pond and from there, past a greenhouse, to a large garden area with a shed and fruit cages. This area of garden offers plenty of scope for a keen gardener to create their own vision.

Price... £575,000 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 Great Missenden follow the High Street towards the Abbey. Turn left immediately after the traffic calming measures into Church Street. Number 38 can be found towards the end of the road on the right indicated by a For Sale board

ADDITIONAL INFORMATION

EPC rating C

Council tax band E

SCHOOL CATCHMENTS 2025/6

Primary- Great Missenden C of E Combined School.

Boys' grammar- Dr Challoners Grammar School

Girls' grammar- Dr Challoners High School

Mixed grammar- Chesham Grammar School

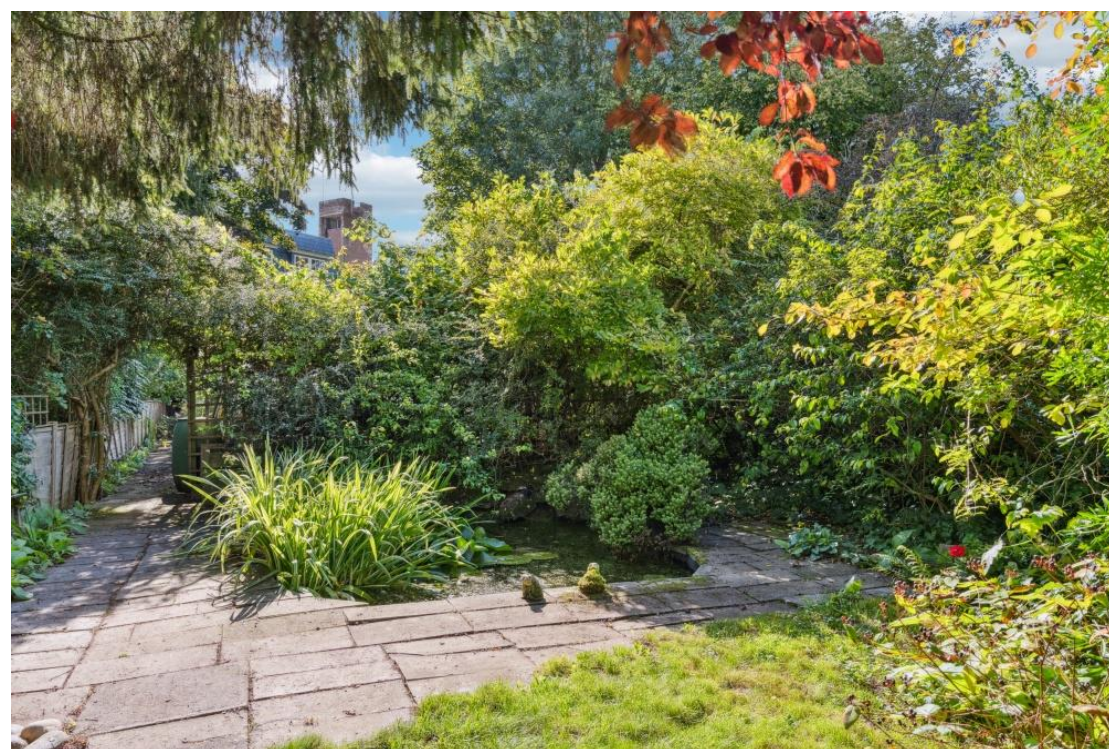
Mixed ability- the Misbourne School.

We recommend you check availability at specific schools

MORTGAGE

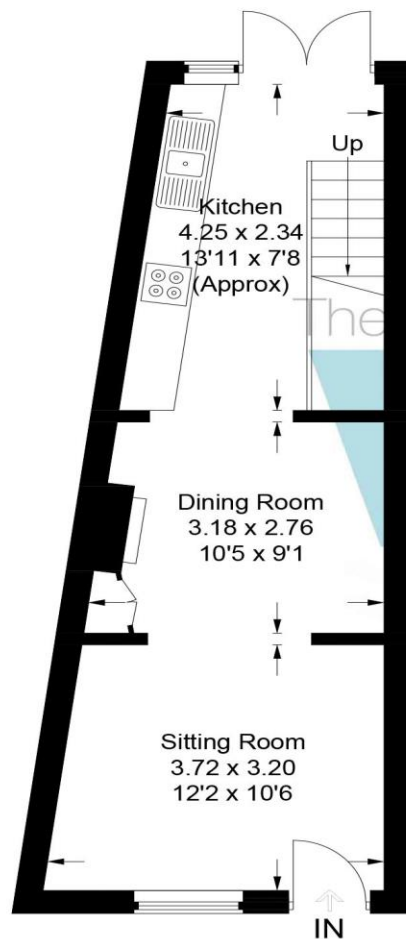
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.

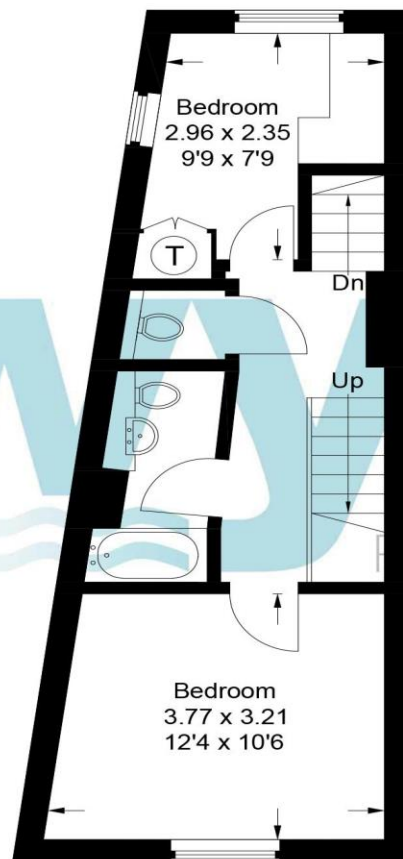


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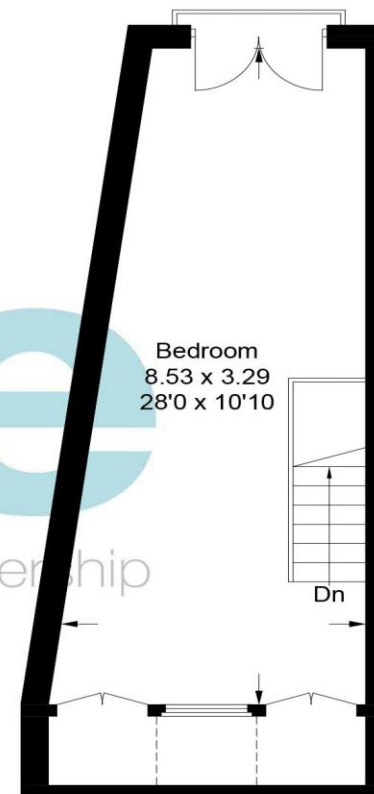
Approximate Gross Internal Area
 Ground Floor = 32.4 sq m / 349 sq ft
 First Floor = 32 sq m / 344 sq ft
 Second Floor = 28.8 sq m / 310 sq ft
 Total = 93.2 sq m / 1,003 sq ft



Ground Floor



First Floor



Second 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