



Swan Cottage, 42 Church Street, Great Missenden, Buckinghamshire, HP16 0AZ



*A Grade II listed, 4-bedroom, end of terrace cottage located in the heart of Great Missenden conservation area. Formerly The Swan public house, this well-proportioned property, has spacious and adaptable accommodation together with a large, level south facing garden. Unusually, for a central village house Swan Cottage also has driveway parking and a garage. No Onward Chain*

Entrance hall | Cloakroom/ boot room | Family room | Dining room | Living room | Kitchen-breakfast room | Utility room | Four bedrooms | Two bathrooms | Garage + workshop

The property is located towards the end of Church Street and is easily identified as the house by the old Victorian post box slotted into the front.

The blue front door opens into a spacious entrance hall/boot room with storage cupboards. To the left is the cloakroom and to the right the door opens into the family room; the hub room that links all the various elements of the house.

The family room is double aspect and has an inglenook fireplace and a beamed ceiling. A door on the far side of the family room opens into the living room, again double aspect, with French doors out to the patio and garden and a fireplace mirroring that of the family room.

The dining room is the opposite side of the family room and is a short step down from it is fitted with a range of built in cupboards and display shelving.

The double aspect kitchen is at the rear of the property and has a pair of French doors out to the patio and garden. It has been fitted with a comprehensive range of beech units with granite worksurfaces and the usual integrated appliances. A peninsular unit divides the kitchen leaving plenty of space for a table for casual dining. The adjacent utility room houses the gas boiler and plumbing for a washing machine plus storage cupboards and a door out to the driveway.

The staircase leads up to the spacious, first floor landing and to four double bedrooms and two bathrooms. The bedrooms all have beamed ceilings and plenty of character; bedroom 2, for instance, has a low doorway through which you step down into the room. Neither of the bathrooms is ensuite, they are both fitted with white suite comprising of bath, W.C and basin.

Outside, the property has a driveway with parking at the side leading to a detached, timber garage with workshop behind. A gate leads into the large, south-westerly facing garden which is bounded mainly by mature shrubs and trees. The first third of the garden is slightly narrower with the final two thirds (approximately) opening up into a large, level area with beds containing mature shrubs, trees and perennial plants. Although neat and tidy, it is clear that a while ago keen gardeners tended and loved the garden, and, with time and effort, it could be brought back to its former glory. There is a greenhouse ready and waiting for just such an eventuality. The portion of garden closest to the house private and laid mainly to lawn with a patio area tucked in the L-shape at the back of the house.

**Price... £1,100,000**    *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 42 can be found towards the end of the road on the right.

## ADDITIONAL INFORMATION

EPC rating D

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

## Grade II Listing

SWAN COTTAGE, 42, CHURCH STREET

Details: SP 8901 GREAT MISSENDEN CHURCH STREET 4/24 (south side) No 42 (Swan Cottage )

C17 timber-framed, with colour-washed brick ground floor, tile hanging above. Old tile roof. Large brick stack in centre, one storey and attic, two gabled with shaped bargeboards and 3-light casements. Central door, 3-light casement on left, 2-light on right. Brick section on left, door and one modern 3-light casement. Listing NGR: SP8966101176

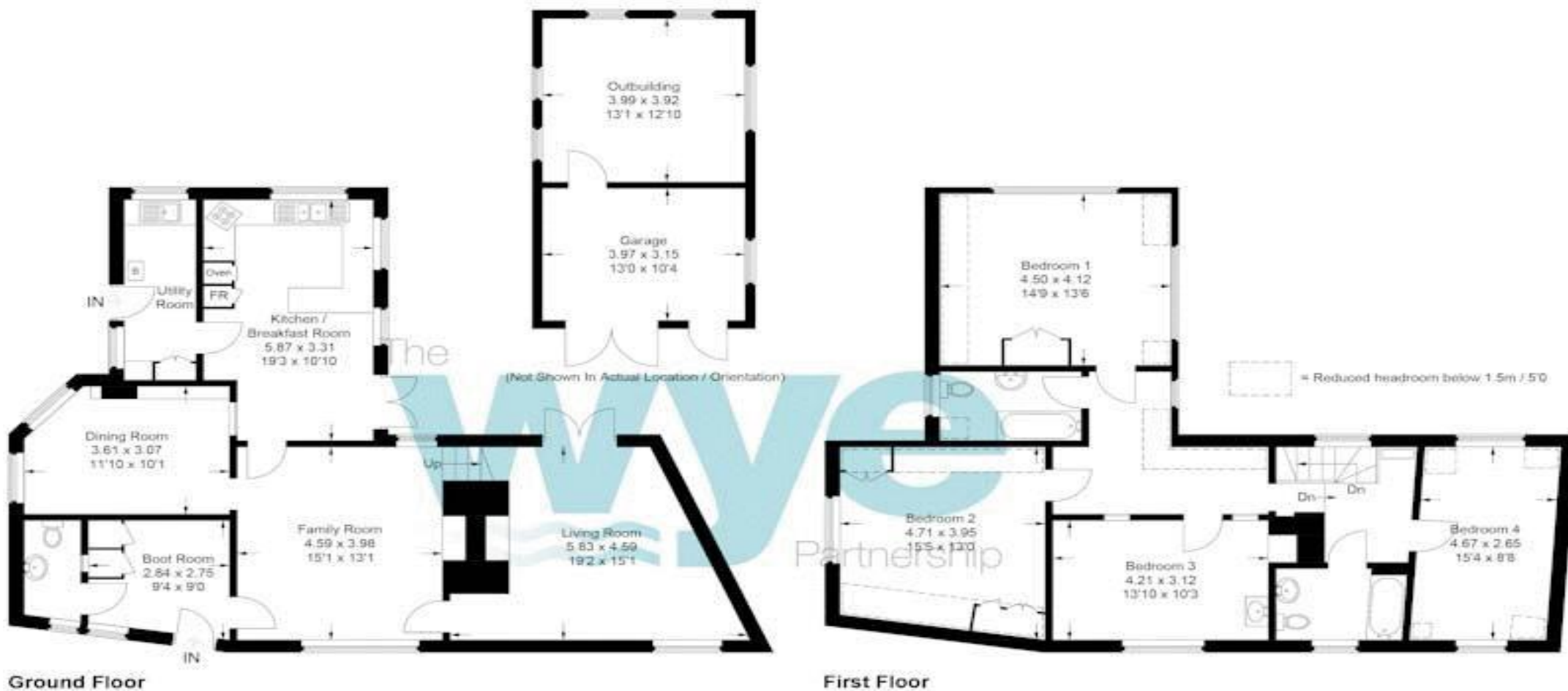
*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*





## 42 Church Street

Approximate Gross Internal Area  
 Ground Floor = 90.8 sq m / 977 sq ft  
 First Floor = 90.0 sq m / 969 sq ft  
 Garage / Outbuilding = 28.4 sq m / 306 sq ft  
 Total = 209.2 sq m / 2,252 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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