



# The Lee

Great Missenden  
HP16 9NA  
Monthly Rental Of £2,500

- Converted character barn in rural location
- Three bedrooms, two bathrooms, large garden
- Vaulted lounge with original exposed beams
- Parking for several vehicles and utility/garage
- Recently refitted kitchen, log burner and underfloor heating
- EPC Rating E Council Tax Band F



01494 864225

[lettings@wyecountry.co.uk](mailto:lettings@wyecountry.co.uk)

[wyecountry.co.uk](http://wyecountry.co.uk)

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## PROPERTY FACTS

A converted barn situated in the idyllic village of The Lee. This character property has a large vaulted reception room with original beams, underfloor heating and a log burner. The spacious kitchen breakfast room opens to an internal hallway giving access to the lounge, a first floor bedroom and two further ground floor bedrooms - 1 with en-suite - and a family bathroom. The barn is accessed through a five bar gate to a gravel driveway with parking for several vehicles and a garage/utility. To the rear are mature gardens backing on to fields and a shed for storage. The kitchen is a recently refitted Shaker style in a light grey. Available unfurnished now.

## LOCATION FACTS

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 take the right fork and the property can be found on the left hand side.

