



WILSON HEAL



Little Chalfont Office
Nightingales Corner
Burtons Lane
Little Chalfont
Buckinghamshire
HP7 9PY

Sales | 01494 764200
Lettings | 01494 549966





WILSON HEAL

Kingham Vine, Kennel Farm
Missenden Road
Amersham
Buckinghamshire
HP7 0RJ

Situated in an area of outstanding natural beauty, this character detached period cottage is located within a rural environment overlooking the beautiful Chiltern Hills and farmland. Dating back to the 1800's, the property originally formed two cottages before being converted into a single dwelling in 1984. Requiring modernization, the cottage offers spacious living accommodation and still retains all its natural features and structural character. Offered with no upper chain.

GUIDE PRICE: £750,000

Location: Located within two miles of the historic market town of Amersham, enjoying an idyllic setting at the heart of the Chilterns. Within the town there are a variety of renowned restaurants, cafes and bars together with boutique clothing shops. There is also a Tesco superstore within two miles. For the commuter, Amersham train station provides Metropolitan and Chiltern line services to London via Aldgate & Marylebone respectively.

The cottage: offers accommodation on two floors which includes three bedrooms, one of which is ensuite, family bathroom, spacious dining/ living room, downstairs w/c and a fully equipped kitchen which leads onto a conservatory. The large rear garden offers uninterrupted views of open countryside to the rear, hard with space for a garage available to the side.



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Photographs are reproduced for general information, and it must not be inferred that any item shown is included for sale with the property. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in working order. Any prospective purchaser must accept that these items may not be in working order and the property is offered for sale on this basis.

MAKING AN OFFER: Due to new Money Laundering Regulations, Estate Agents are now obliged to confirm the identity and address of clients. Accordingly, should you make an acceptable offer to purchase we will ask you for proof of identity (eg: Passport) and proof of address (eg: utility bill). If there is more than one purchaser, then both will have to provide the necessary proof. We have to keep on file copies of the personal documentation you provide. We hope you will understand the need for these checks, and we thank you for your anticipated co-operation.



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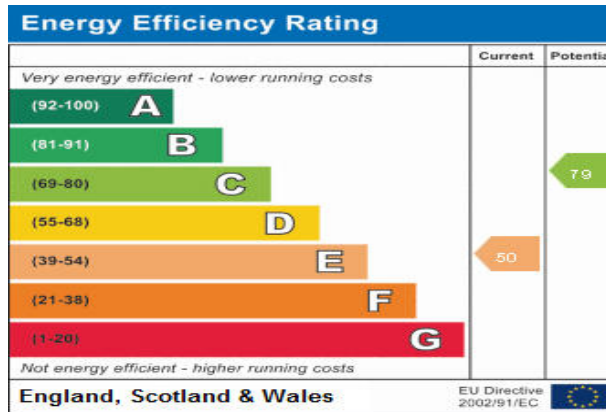


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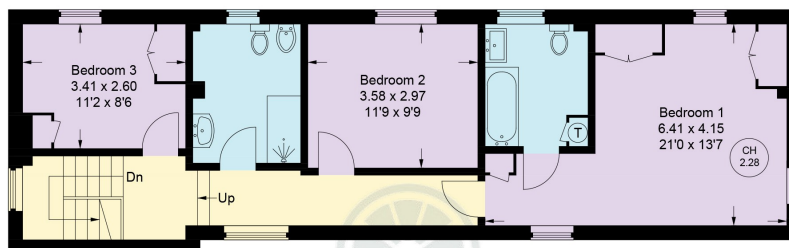
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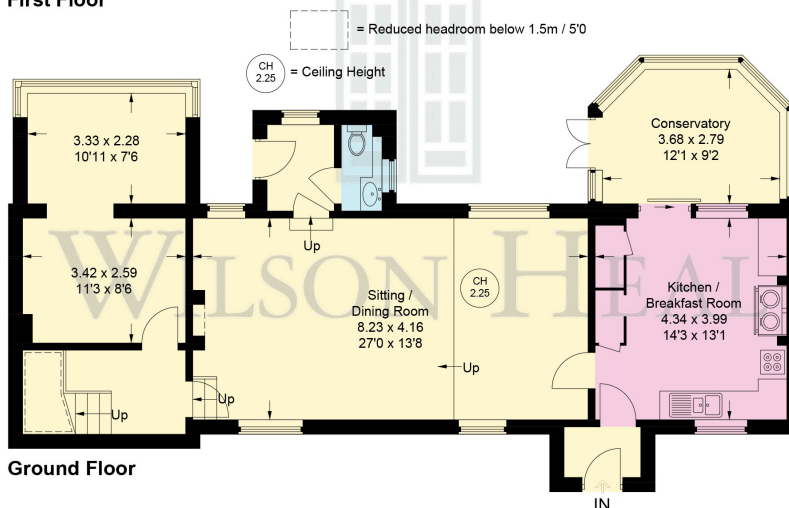
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Missenden Road

Approximate Gross Internal Area = 162.3 sq m / 1747 sq ft



First Floor



Ground Floor

Floor Plan produced for Wilson Heal by Media Arcade ©.
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.