



Beamond End Lane
Little Missenden | Buckinghamshire

£1,800,000 Subject to contract
Freehold



·Dering Cottage·







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Dering Cottage is a picture postcard, grade II listed family house, situated in the idyllic and highly sought after village of Little Missenden. Extended by the current owners, the deceptively spacious property suits a family looking for a pretty countryside location with a large garden and easy access into London via Great Missenden rail station (London Marylebone).

The village boasts two highly regarded pub/restaurants, is the backdrop for many films and TV shows and has a 12th-century St. John the Baptist church.

Today buyers have a fine selection of private, grammar and state schools to choose from, easy access to the surrounding countryside for walks and sports and the property is only a short drive from Amersham, Beaconsfield and the surrounding Buckinghamshire market towns.



Ground floor

Entrance hall - Spacious reception entrance hall, exposed timber beams, storage cupboard housing a pressurised hot water tank, Worcester Bosch wall mounted gas fired central heating boiler, double multiplane doors, tumbled limestone floor with wet underfloor heating system.

Laundry cupboard – Plumbing for washing machine, space for tumble dryer, tumble limestone floor with wet underfloor heating system.

Downstairs cloakroom WC – Modern matching white suite comprising low flush WC, corner bowl wash hand basin with mixer tap, tumble limestone floor with wet under floor heating system, spotlights.

Dual aspect kitchen/dining room – multiplane bi-folding doors to the sun terrace, agricultural style Velux windows to the half-vaulted ceiling. Multiplane double doors to the south facing sun terrace. Handmade kitchen designed by Cotswold based company “Unfitted” comprising matching base units and wall cabinets, marble worktop, Range Master five ring cooker with double fan oven grill and pan drawer and extractor hood over. Integrated Neff dishwasher, island unit with wooden worktop, storage units and drawers within, limestone sink unit with mixer tap and breakfast bar end. Integrated twin pantry cupboards, space for American style fridge freezer, double Butler sink with chef’s mixer tap over, marble worktop with a single drainer. Tumble limestone floor with wet under floor heating system, spotlights.

Inner hallway – Stairs rising to the first floor, under stairs storage cupboard, radiator, second under stairs

storage cupboard with colonial style shutters, fitted carpet.

Reception room – Original casement door with multiplane windows, exposed timber beams, radiator, wall lights, Inglenook style fireplace with inset cast Iron grate with a quarry tiled hearth, connecting door to the drawing room, solid oak wood floor.

Drawing room - Original casement door with multiplane windows, exposed timber beams, radiator, wall lights, Inglenook style fireplace with exposed brick, oak mantel, terracotta tiled floor, fitted carpet.

Study – Floor to ceiling shelving, radiator, storage cupboards, integrated desk area, wall lights, fitted carpet.

Stairs rising to Bedroom five.



Bedroom five – Ideal use as an annex, exposed brick wall, radiator, wall lights, built-in wardrobe cupboards, agricultural style skylight, fitted carpet.

Ensuite shower room WC – Contemporary style suite comprising low flush WC, wash hand basin with mixer tap, shower cubicle, chrome vertical heated towel rail, extractor fan, Mandarin Stone floor tiles, spotlight.

First Floor

Landing – Wide staircase rising to the first floor with oak balustrades, exposed timber beams, fitted carpet.

Principle bedroom – Dual aspect, vaulted, radiator, exposed timber, fitted cupboard, fitted carpets, spotlights.

Ensuite shower room WC – Large shower cubicle, Mandarin stone tiles, rainwater shower head, wash hand basin with mixer tap, enclosed cistern WC, chrome vertical heated towel rail, extractor fan, Mandarin Stone floor tiles, spotlights.

Bedroom two – Vaulted, exposed timber beams, exposed brick, cast Iron fireplace, fitted, radiator, wall lights, carpet.



Ensuite shower room WC – Shower cubicle, Mandarin Stone wall tiles, wash hand basin with mixer tap, low flush WC, chrome vertical heated towel rail, extractor fan, Mandarin Stone floor tiles, spotlights.

Bedroom four – Exposed timber beams, radiator, fitted carpet.

Bedroom three – Exposed timber beams, wall light, cast Iron fireplace, storage cupboard, radiator, fitted carpet.



Family bathroom WC – Modern matching white suite comprising double ended bath with center mixer tap, separate rainwater shower over and hand-held shower, Victorian style column radiator with heated towel surround, wash hand basin with mixer tap set on a vanity table, exposed timber beams, enclosed cistern WC, extractor fan, Mandarin Stone floor tiles, spotlights.

Loft room – Currently used as a guest bedroom. Velux window, storage cupboards, radiator, access to loft space, fitted carpet.

Outside

Office/gym/treatment room – Dual aspect, laminate flooring with electric under floor heating system, power and light.

Workshop – Ideal for further storage, power and light, double timber door.

Timber five bar gate leading to a gravel driveway providing off street parking for several cars, gravel pathway leading through well stocked flower and shrub borders, lawn area, woodshed, covered area, landscaped lighting, timber steps leading down to a south facing sun terrace with well stocked flower and shrub borders, outside tap, York stone sun terrace leading through to an outside dining area with a pergola with lighting and mature planting including four vines.

Beautiful brick pathway leading through the lawns, approximately half an acre, fruit trees, outside power points.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		7.5
(55-68)	D		
(39-54)	E	57	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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