



## Cobblershill Farm Cottages Cobblershill, Little Hampden - HP16 9PW

Guide Price £850,000

**TR** TIM RUSS  
& Company

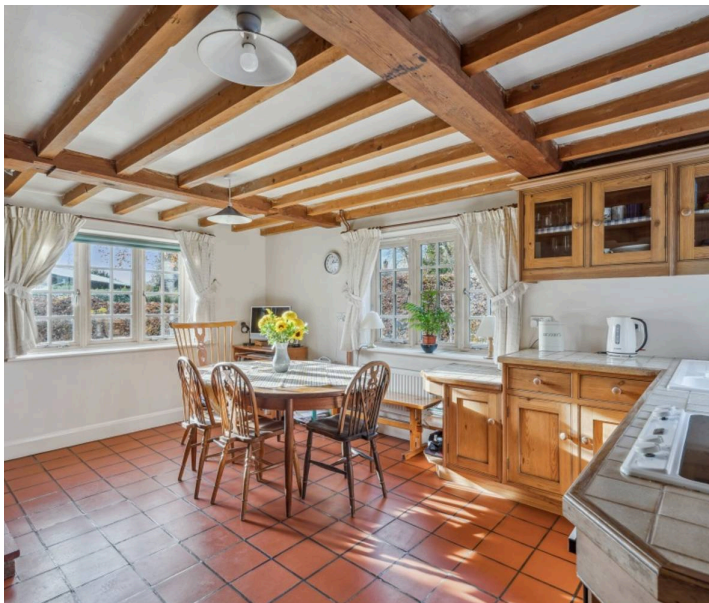




## Cobblershill Farm Cottages Cobblershill

Little Hampden, Great Missenden

- Porch, Hall
- Cloakroom/Shower Room
- Two Reception Rooms
- Kitchen/Dining Room
- Utility Room, Boot Room
- Three Double Bedrooms
- Family Bathroom with Bath & Shower
- Garage, Driveway, Workshop
- Good Sized Gardens





# Cobblershill Farm Cottages Cobblershill

Little Hampden, Great Missenden

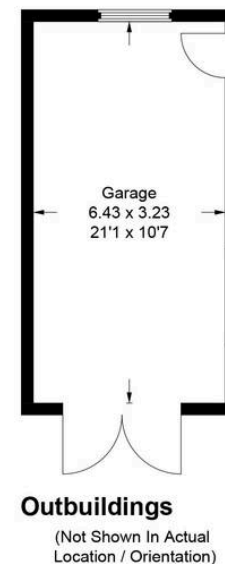
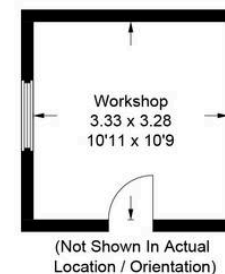
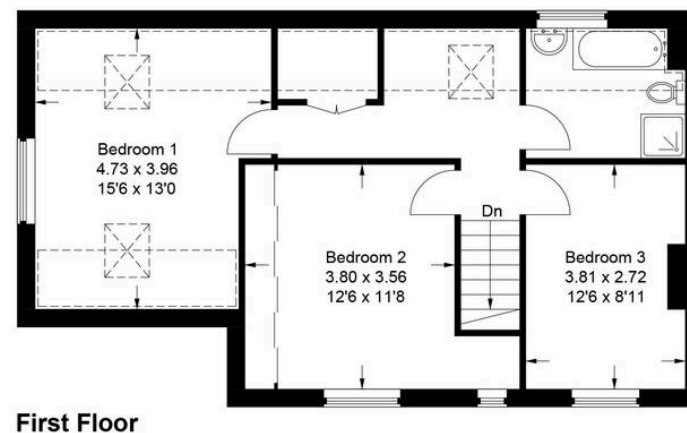
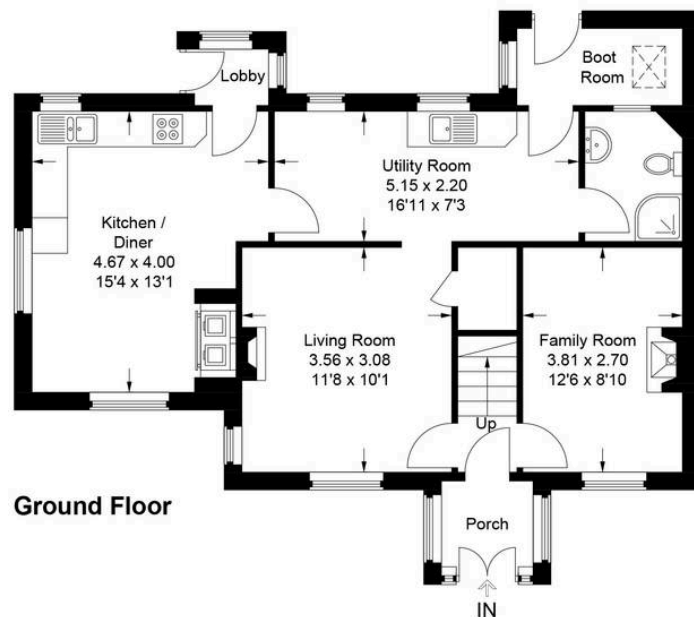
Beautiful character cottage set in an idyllic semi-rural location with a good sized garden, garage and workshop, within 2 miles of Great Missenden & within 2.5 miles of Wendover.

This delightful cottage is understood to date back to the 1800's and is located in a tranquil setting within the heart of the Chiltern Hills, in an Area of Outstanding Natural Beauty and yet the nearby towns of Great Missenden and Wendover are both close by, offering an excellent variety of shops, pubs and restaurants, and both offer the convenience of mainline stations.

The property is set on a good-sized corner plot and the accommodation comprises: beautiful arts & craft style porch, family room with fireplace housing a woodburning stove and a double aspect sitting room again with fireplace housing a woodburning stove. There is a lovely triple aspect country style kitchen with views over the gardens and character features such as the quarry tiled floor and brick-built area housing the Rayburn with a good range of both floor and wall units and a rear lobby providing access to the rear kitchen garden. To the ground floor there is also a large utility room, a well fitted cloakroom/shower room, and a boot room which provides access to the rear patio, kitchen garden, workshop and garage. To the first floor there is a large landing area, three double bedrooms (one with fitted wardrobe cupboards) and a family bathroom fitted with a white suite comprising of a bath, wash basin, WC and separate shower.

Council Tax band: E - Tenure: Freehold - EPC Rating: D





**Outbuildings**

## Cobblers Hill Farm Cottage

Approximate Gross Internal Area  
 Ground Floor = 70.4 sq m / 758 sq ft  
 First Floor = 62.3 sq m / 670 sq ft  
 Garage / Workshop = 32.0 sq m / 344 sq ft  
 Total = 164.7 sq m / 1,772 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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# Tim Russ and Company

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