



1 Church Farm Cottages

The Lee, Great Missenden

- Rarely available, 2 bedroom, Liberty Cottage in idyllic location
- Neat and tidy house with scope to extend (STPP)
- Large, level and enclosed garden.
- Parking for several vehicles plus garage.
- Living room plus conservatory.
- Ground floor shower room

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)

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F



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The Lee, Great Missenden

A delightful, 2 bedroom Liberty cottage in an idyllic location with scope to extend (STPP) No Onward Chain

One of a pair of Liberty cottages, believed to date from the 1920s and located just outside the village centre, this charming home offers light, bright, and airy accommodation.

The front door opens into a hallway with stairs to the first floor and access to the main living room, which is triple aspect with a log burner and a large understairs cupboard. This leads to a galley-style kitchen fitted with white units, an induction hob, double oven, washing machine, and space for a fridge freezer, with a window over the sink overlooking the garden. At the end of the kitchen is a shower room with enclosure, electric shower, WC, basin, and garden access, as well as a conservatory with a glass roof and garden doors.

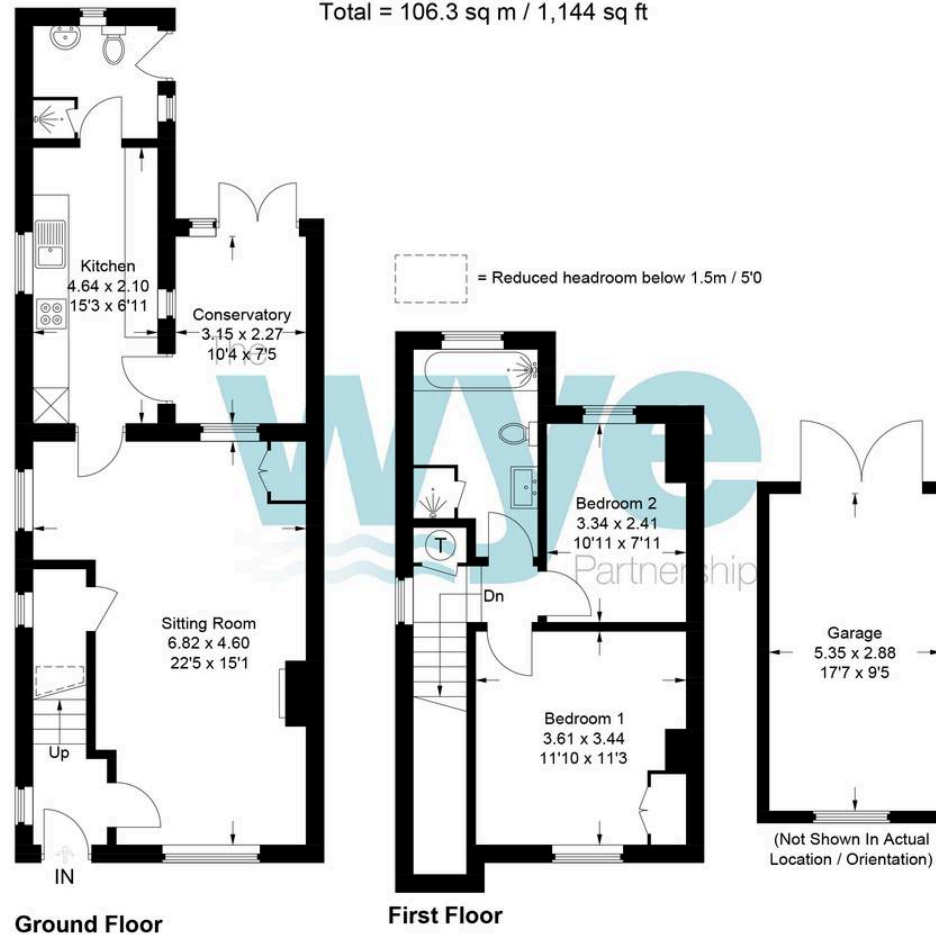
Upstairs, there is an airing cupboard on the landing and doors to a bathroom and two bedrooms. The bathroom has a shower enclosure with Aqualisa shower, separate bath, WC, and basin. The larger front bedroom includes fitted wardrobes, while the rear bedroom enjoys countryside views.

Outside, a path leads to the front door and around to a large, mature, level side garden. An entertaining terrace sits between the house and garage, with a gate leading to the garage and a gravel parking area.



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Approximate Gross Internal Area
Ground Floor = 55.1 sq m / 593 sq ft
First Floor = 35.7 sq m / 384 sq ft
Garage = 15.5 sq m / 167 sq ft
Total = 106.3 sq m / 1,144 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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