



The Stables, The Lee HP16 9LZ
£595,000

The Stables

The Lee, Great Missenden

- Unique, detached, timber framed, two bedroom bungalow in The Lee AONB
- Presented in clean and tidy condition with scope for upgrading.
- Tucked away location bordering stunning open countryside.
- Well proportioned rooms with exposed beams, living room with log burner.
- Level garden offering a blank canvas.
- Family bathroom plus ensuite bathroom.

The Lee is a Conservation Area centred on a picturesque village green, with The Cock and Rabbit Inn at its south-east corner. The 12th-century Old Church (Grade I listed) is a notable landmark, with the surrounding countryside (AONB) offering extensive footpaths and bridleways. Local amenities include a community shop, tennis and cricket clubs, and schools in Lee Common and Chartridge. Great Missenden (2.5 miles) and Amersham (6.5 miles) are nearby, offering rail links to London (Marylebone and Baker Street) and easy access to the M1, M25 and A41.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



The Stables

The Lee, Great Missenden

A unique, character, two bedroom bungalow located in the heart of the Chilterns AONB. In clean and tidy condition but would benefit from some updating. No Onward chain

Tucked behind Church Farm Barn and hidden from the road, this charming property is approached via a gravel driveway serving just four homes.

The main entrance is at the rear and opens into a well-appointed kitchen fitted with a range of white units and appliances, including a washing machine, tumble dryer, fridge-freezer, dishwasher, hob and double oven.

The living room is dual aspect with windows overlooking the garden and sliding doors opening to the front. A feature log burner and exposed beams create a warm, characterful focal point.

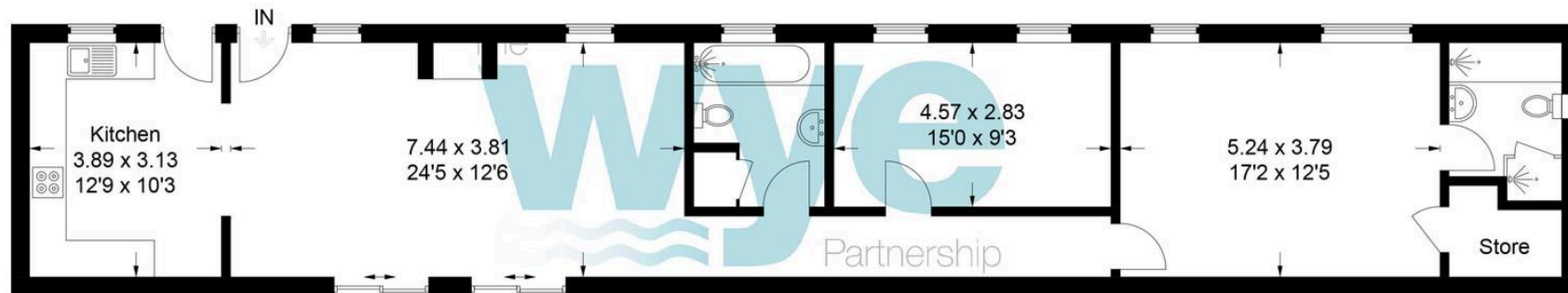
A step leads to the inner hallway accessing the rest of the accommodation. The family bathroom is fitted with a white suite, including a bath with shower over, W.C., and basin, a side window for light and ventilation, plus an airing cupboard. There are two bedrooms, the principal bedroom is at the far end with windows overlooking the garden. It also has a walk-in wardrobe and ensuite bathroom with bath and separate shower.

Outside, a five-bar gate opens onto a gravel parking area and the main garden, which enjoys a peaceful setting bordered by open fields—ideal for those seeking a tranquil, countryside lifestyle.



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Approximate Gross Internal Area = 97.5 sq m / 1049 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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