



Kendrick House Oxford Street

Lee Common, Great Missenden

- Extended, 4/5 bedroom, detached house in idyllic location.
- Four reception rooms including a games room and impressive sitting room.
- Three, refitted full bathrooms plus cloakroom.
- Level, enclosed rear garden with oak gazebo with power, light and heat for entertaining.
- Parking for 4-5 cars plus garage.
- Possibility of No Onward Chain

Lee Common is a small, attractive Chiltern village surrounded by open countryside, woodland and a network of footpaths and bridleways. The village has a parish hall and shop, while the nearby towns of Great Missenden, Amersham and Chesham provide a wider range of shops, schools and everyday amenities. Great Missenden has a mainline service (Chiltern Rail) to London Marylebone, with further underground connections from Amersham.

**** School Catchments *** Infant- Lee Common CofE, Junior- Great Missenden CofE Primary Combined School. Boys' Grammar- Dr Challoners Grammar School. Girls' Grammar- Dr Challoners High School. Mixed Grammar- Chesham Grammar School. Upper School- The Misbourne School*

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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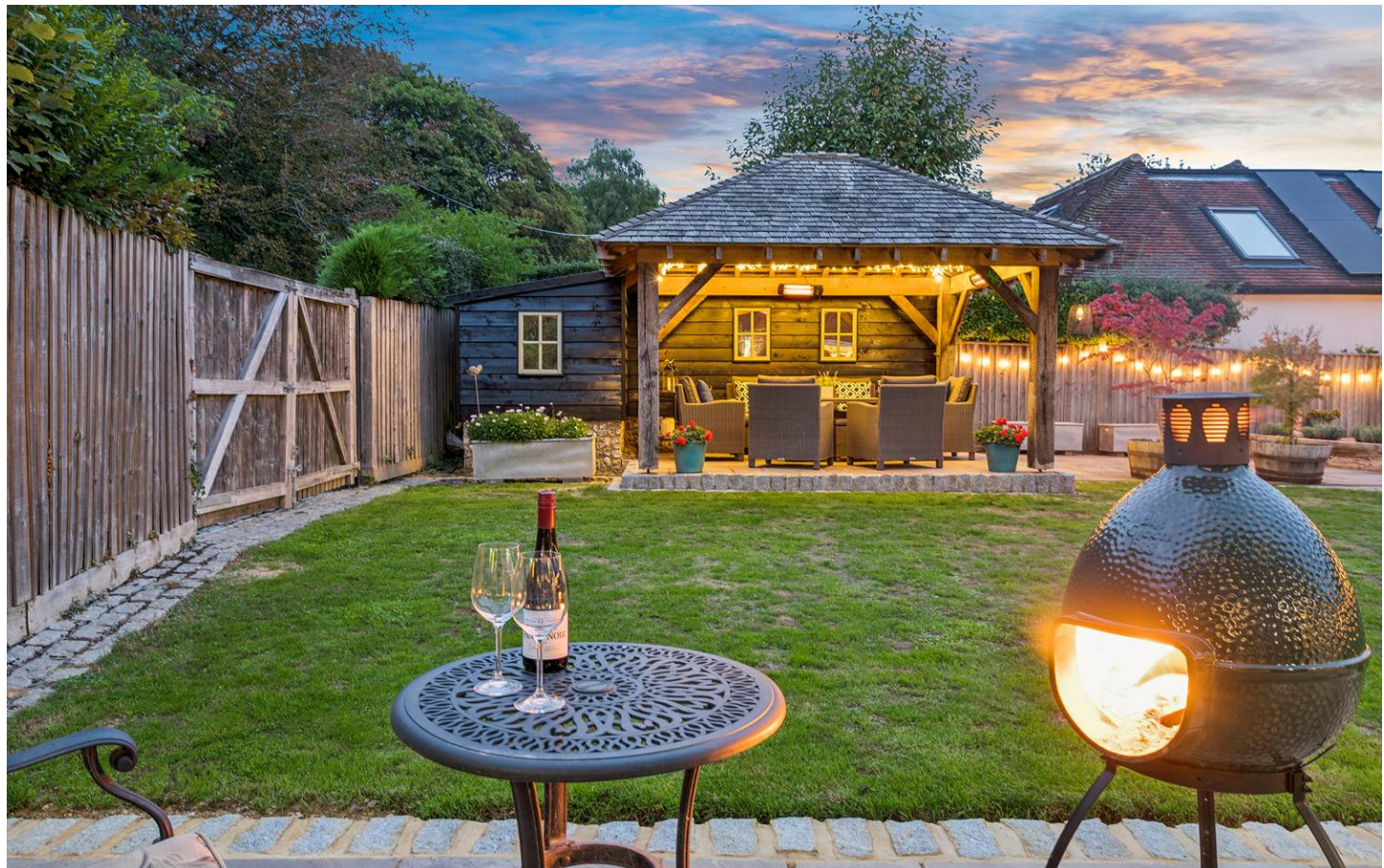
An impressive, 4/5-bedroom, detached house, substantially extended and immaculately presented, in the sought-after village of Lee Common, within the Chilterns AONB.

The large entrance hall has a coats cupboard, cloakroom, stairs and study. It opens to a useful family/games area leading through to the contemporary kitchen, with monochrome gloss cabinetry, black quartz work surfaces and a range cooker. Bi-fold doors from the rear rooms connect the house with the garden, while the utility room leads to the garage.

The adjoining formal dining room has bespoke storage. Minoli porcelain flooring and underfloor heating run throughout the ground floor, other than the sitting room, which has parquet flooring, an inglenook fireplace with log burner and front aspect.

Upstairs, the wide landing leads to four double bedrooms. The principal bedroom has a dressing room, vanity area and substantial en suite with double-ended bath, large shower and double vanity. The rear bedroom, formerly two bedrooms, has sliding wardrobes, garden views and an en suite, and could readily be reinstated as two bedrooms. The remaining bedrooms have fitted wardrobes, with one also having substantial eaves storage. A family bathroom completes the accommodation.

A mature hedge screens the property from the road, with a generous gravelled driveway, single garage and discreet bin and oil-tank storage.



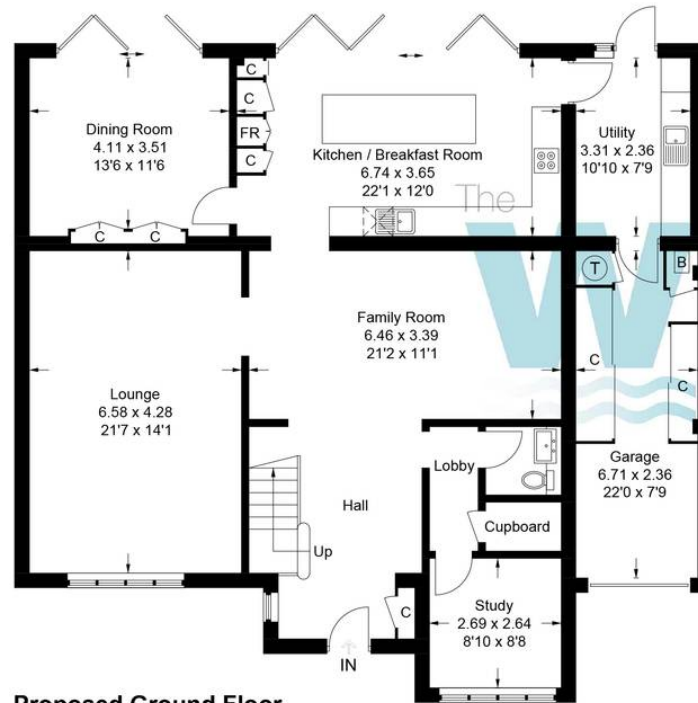
Kendrick House

Approximate Gross Internal Area

Ground Floor = 155.8 sq m / 1,677 sq ft

First Floor = 127.2 sq m / 1,369 sq ft

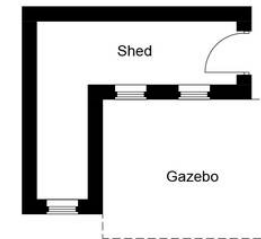
Total = 283.0 sq m / 3,046 sq ft (Excluding Shed)



Proposed Ground Floor



Proposed First Floor



(Not Shown In Actual Location / Orientation)

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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The Wye Partnership Prestwood

120 High Street, Prestwood - HP16 9HD

01494 868000 • prestwood@wyeres.co.uk • www.wyeres.co.uk/

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