



Inglenook Cottage, 8 Oxford Street

Lee Common, Great Missenden

- Delightful, brick and flint period cottage in Lee Common
- Well presented with original features.
- Separate sitting room plus eat-in kitchen diner.
- Two double bedrooms plus bathroom (with shower)
- Approx 30m long, landscaped garden with hard standing (3.5m x 3.5m), ideal for summer house/home office

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. The cottage is conveniently located for commuting directly from Great Missenden, in 45 minutes, to Marylebone, London.

**** 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: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



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Immaculate, two bedroom, period cottage in the heart of Lee Common with low maintenance garden and inglenook fireplace. No onward chain.

The house has seen relatively little use in recent years, having been used as a holiday home and short-term let.

The front door opens into an entrance porch with coat hanging space and a door to the front sitting room, featuring an Inglenook fireplace with log burner and storage. The sitting room leads into the kitchen/diner, with understairs storage and space for a dining table, opening into the kitchen fitted with pale grey Shaker-style units, dishwasher, washing machine and slot-in electric cooker.

A door leads to the conservatory, with side access for bin storage, a picture window overlooking the garden and a further door to the garden.

A latch door opens to the staircase, with a step down to the family bathroom, fitted with a P-shaped bath with electric shower over, WC and basin, together with an airing cupboard.

The first floor has two double bedrooms. Bedroom one has a front aspect and built-in wardrobes, while bedroom two overlooks the garden.

The landscaped garden is low maintenance and gently terraced, with flower and shrub borders. Steps lead down to the main entertaining area at the end of the garden, with hard-standing suitable for a summer house or home office.



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Approximate Gross Internal Area
Ground Floor = 45.0 sq m / 484 sq ft
First Floor = 23.1 sq m / 249 sq ft
Total = 68.1 sq m / 733 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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