

wye Partnership

The Stables, The Lee

£575,000

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. Iin clean and tidy condition but would benefit from some updating. No Onward chain

Tucked discreetly behind Church Farm Barn and completely hidden from the road, this charming property is approached via a gravel driveway serving just four homes, offering a sense of privacy and seclusion.

The main entrance, positioned at the rear, 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.

From here, the space flows into a dual-aspect sitting room with windows overlooking the garden and sliding doors to the front. A feature log burner and exposed beams create a warm, characterful focal point.

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







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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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