



**Manor Cottages**  
The Lee | Buckinghamshire

**£895,000**  
Freehold



# Manor Cottages

## The Lee | Buckinghamshire

This quintessential countryside three-bedroom end-of-terrace is filled with light and boasts views of the cricket ground and surrounding countryside. Situated within an idyllic village location, this character property is within walking distance of the local pub, cricket and tennis clubs whilst also being within short vehicular access of Great Missenden and Amersham with their fast rail links into London Marylebone.

Some of its many pleasing features include:

- Original leaded windows and oil-fired central heating
  - Exposed timber beams and brick
  - Own driveway and double garage
  - Level access ensuite shower room
    - Large rear garden
- In the catchment for several state and independent schools rated 'Excellent' by Ofsted
- Fantastic transport links into London via short car journey
  - Sole agent

### Ground Floor

**Entrance hall** – oak front door with inset leaded light window, terracotta tiled floor, stairs rising to the first floor, exposed timber beams.

**Triple aspect sitting room** – fitted carpet, radiator, inglenook style fireplace with inset cast iron wood burning stove sat on a brick hearth, exposed brick, exposed timber beams, wall lights.

**Dual aspect dining room**– fitted carpet, curved bay window, exposed timber beams, radiator, integrated dresser, storage cupboards and shelves.

**Kitchen** – oak kitchen fitted with a range of matching base units and wall cabinets, solid stone worktop with inset one and half bowl Villeroy & Boch butler style sink unit with single drainer and mixer tap, space and plumbing for dishwasher, integrated Bosch fan oven and grill, four-ring halogen hob with diffuser extractor over, space for fridge freezer, limestone tiled floor, radiator, further storage cupboards, walk-in larder with oil-fired central heating boiler.



**Dual aspect lobby** –double doors to the front and rear garden, terracotta tiled floor, radiator, storage cupboard housing electric fuseboard.

**Bedroom 3** – fitted carpet, radiator, two built-in wardrobe cupboards.

**Ensuite shower room/W.C.** – matching white suite comprising low-flush WC, enclosed wash hand basin with storage cupboard under, shower cubicle, chrome vertical heated towel rail, limestone effect ceramic tiled floor, tongue and groove panelling to dado, access to loft, extractor fan and spotlights.

### First Floor

**Landing** – fitted carpet, access to loft, airing cupboard housing a lagged copper cylinder hot water tank.

**Family bathroom/W.C.** – matching white suite comprising P-shaped bath with separate shower over and shower screen, low-flush WC, enclosed hand wash basin with cupboards under, limestone effect ceramic tiled floor, radiator, spotlights.

**Dual aspect bedroom 1**– fitted carpet, radiator, built-in wardrobe cupboards and bookshelves, views across towards the cricket club.

**Dual aspect bedroom 2** – fitted carpet, radiator, range of built-in wardrobe cupboards, views across the garden and to the fields beyond.

### Outside

**Gravel driveway** – providing off-street parking

**Double garage** – with power and light, utility room and electrical vehicle charger.

**Rear garden** – sun terrace with the remainder mostly laid to lawn with well-stocked flower and shrub borders, backing onto fields.

**EPC** – F

**Council Tax Band** - F





| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+) <b>A</b>                              |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         | 77        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            | 32      |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |
| EU Directive 2002/91/EC                     |         |           |

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