



Little Hampden
Great Missenden | Buckinghamshire

£795,000
Freehold



Little Hampden

Great Missenden | Buckinghamshire

Approached by a lane into the sylvan hamlet down a driveway, this beautiful Grade II listed period cottage set in approximately 0.75 of an acre boasts access onto the nearby bridleways, ample parking and is offered chain-free. A stunning example of the quintessential English countryside cottage, viewing is highly recommended.

Highlights include:

- 3/4 bedrooms
- 3 reception rooms
- Surrounded by open fields, woodland, bridleways and footpaths
- Exposed timber beams and brick throughout
- In the catchment of several state and independent schools rated 'Outstanding' by Ofsted
- Short drive from Great Missenden with its rail service into London Marylebone
 - Chain free



Entrance Hall - quarry tiled floor, radiator, tongue groove panelling to dado. Stairs rising to the first floor, understairs storage cupboard.

Sitting Room - dual aspect, terracotta tiled floor, two radiators, open fireplace with exposed timber mantle, exposed brick and terracotta tiled hearth. Exposed timber beams.

Study - fitted carpet, radiator, access to loft, ensuite shower/utility room, large shower cubicle, white suite comprising low-flush WC, pedestal wash hand basin, radiator, extractor fan, plumbing for washing machine, vinyl floor.

Dining Room - dual aspect, wood effect vinyl floor, double glazed French doors to south-facing sun terrace and garden, radiator, exposed brick and timber.

Kitchen - fitted with a range of matching base units and display cabinets, wooden worktop with inset Belfast sink with mixer tap, plumbing for dishwasher, 4 ring electric hob and an electric fan oven under, vinyl floor, oil fired central heating boiler, extractor fan, space for fridge freezer, pantry cupboard, spotlights.

Back Porch - quarry tiled floor, storage cupboard and door to front aspect.

First Floor

Landing - fitted carpet, radiator, linen cupboard.

Principal Bedroom - exposed timber floorboards, 2 radiators, exposed timber beams.

WC - white suite comprising low-flush WC, wood effect laminate flooring.

Bedroom 2 - vaulted, exposed timber beams, radiator.

Family Bathroom - modern matching white suite comprising panel bath with Victorian style mixer tap and shower attachment and pedestal hand wash basin, radiator, wood effect vinyl flooring, storage cupboards.

Bedroom 3 - fitted carpet, radiator, exposed timber beams.

Outside

Detached double garage and off street parking

Garden - Approximately 0.75 acres, mostly laid to lawn with numerous specimen trees, bordered by hedging. Stock fencing. Sun terrace accessed through the French doors from the dining room.


Agent's Note: Please be advised that this property features low ceilings.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	21	
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 

64 High Street, Great Missenden, Buckinghamshire HP16 0AN Tel: 01494 890990
 Email: info@jeremyswan.co.uk To register, please visit our website at www.jeremyswan.co.uk.
 To unsubscribe, please log in to your account on our website and follow the instructions.



All due care has been taken in the preparation of these particulars. However, no responsibility is accepted for errors, nor can any claim be entertained for any expenses or inconvenience caused by reason of the withdrawal of particulars properties from the market by previous disposal or otherwise. All properties are offered subject to contract and being available on receipt of offers. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents; buyers are advised to obtain verification from their Solicitor. Room measurements have been made using a sonic tape. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as approximate. Photographs are for illustration only, may have been taken using wide angle lenses, and may depict items which are not for sale or not included in the sale of the property.

