Flat 3, The Old Red Lion, 62 High Street - HP16 0AU

Offers Over **£290,000**

TIM RUSS & Company

- Central village location
- Period architecture
- Open plan kitchen living area with modern kitchen
- Modern bathroom
- Private balcony
- Off-road parking

Great Missenden is a historic village and was the home of the much-loved children's author, Roald Dahl. There are a number of independent boutiques, curiosity and gift shops and highly regarded cafés and restaurants. The village is perfectly positioned for easy access to the M40, approximately a 15 minute drive, or via the Chiltern Line to London Marylebone, approximately 40 minutes, and is set between the market towns of Wendover and Old Amersham. The area is renowned for its wonderful walks in the surrounding Chiltern Hills (AONB) and country pubs aplenty. There are also doctors' surgeries, a dentist and a Post Office. Buckinghamshire is well known for its state and private education with the property lying within catchment for the grammar schools. The Gateway School in Great Missenden is one of the leading preparatory schools in the southeast. **Lease Details:**

Lease expiry date, up to and including - 30th November 2271

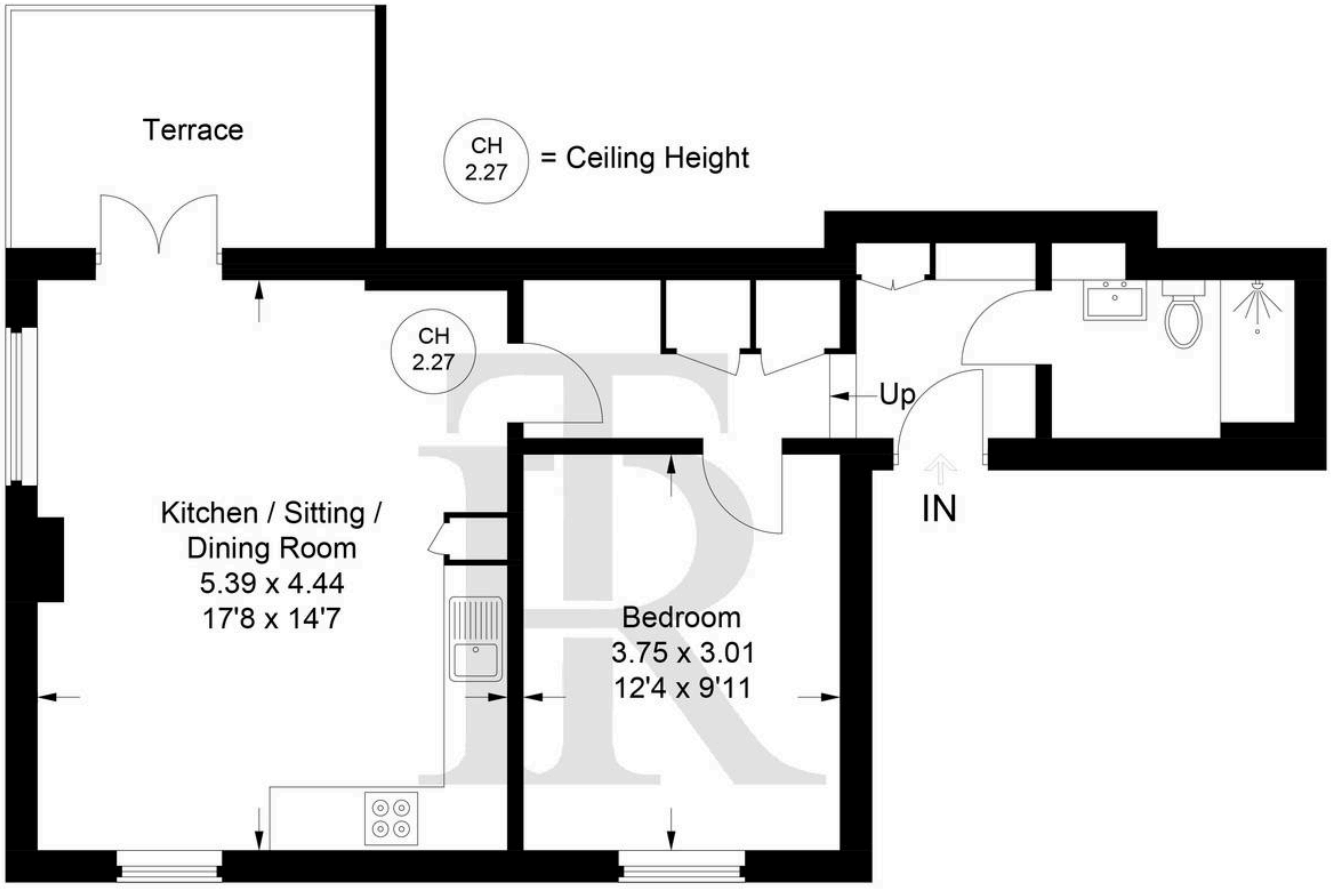
Service Charge - £1800 annually

Ground Rent - £325.000 annually

Council Tax band: D / EPC Rating: C/ Tenure: Leasehold

This distinctive one-bedroom flat is set within a unique period property, offering a harmonious blend of historic charm and contemporary comfort within the heart of this picturesque village, close to the historic high street and mainline station into London Marylebone.

The residence features an inviting open plan kitchen and living area, beautifully enhanced by modern kitchen units, integrated appliances, and elegant wooden flooring. Natural light pours in through large windows and double doors, creating a bright and airy atmosphere that extends seamlessly onto a private balcony - perfect for al fresco dining or enjoying peaceful morning coffee. The spacious bedroom boasts exposed wooden beams, a prominent large window with classic shutters, and soft modern carpet flooring, combining rustic character with stylish décor to create a tranquil retreat. The flat is further complemented by a sleek, modern bathroom, complete with a walk-in shower, marble-effect tiles, a heated towel rail, illuminated mirror, and a contemporary vanity unit with ample storage. Additional features of this property include a welcoming entryway with built-in storage and beautiful hardwood flooring, ensuring practicality and organisation from the moment you step inside. The private balcony is adorned with a decorative trellis and vibrant planters, offering a cosy outdoor sanctuary with elegant wrought iron furnishings - ideal for those who appreciate a touch of greenery and privacy. Residents benefit from off-road parking on a picturesque, period-lined street, providing both convenience and peace of mind.



First Floor

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Approximate Gross Internal Area = 48.7 sq m / 524 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy 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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