

wye Partnership

2 Church Farm Cottages, The Lee

£575,000

2 Church Farm Cottages

The Lee, Great Missenden

- One of a pair of sought after Liberty cottages in an idyllic location. NO ONWARD CHAIN
- 2 bedroom, semi-detached house with scope to extend and upgrade (STPP)
- Triple aspect living room with open fire (not tested) and understairs cupboard
- Conservatory and cloakroom
- Lovely outlook from upstairs bedrooms
- Large side and rear garden with fields to the side
- Garage and driveway parking

The Lee, a Conservation Area, is centred around the picturesque village green with The Cock and Rabbit Inn located at its south-east corner. The 12th Century Old Church, a Grade I Listed Building is of special interest and the surrounding countryside offers a network of public footpaths and Bridleways. There is a local community shop, tennis and cricket clubs with village schools available at Lee Common and Chartridge. Great Missenden and Amersham are 2 and a half miles and 6 and a half miles away respectively. Links to the M1, M25 and A41 are readily accessible. The neighbouring towns provide commuter stations for London (Marylebone and Baker Street)
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F







2 Church Farm Cottages

The Lee, Great Missenden

One of a pair of two bedroom Liberty cottages in a tranquil location. The house is clean and tidy but would benefit from some general updating and has a lovely, level, "Blank Canvas" garden.

One of a rarely available pair of Liberty cottages believed to date back to the 1920s and sold on the open market for the first time.

The property is approached across a gravelled driveway with parking for 2-3 cars and with a timber garage.

The front door opens into the hallway with stairs to the first floor and door into the living room which is triple aspect and has a feature open fire place. The galley-style kitchen is off the living room and is fitted with white units and includes a dishwasher, washing machine, double oven and hob plus space for a fridge freezer. A door at the end of the kitchen leads to the cloakroom with W.C. and basin and door out to the garden.

Upstairs, there are two bedrooms, the larger of which is at the front and has fitted wardrobes and the smaller being rear aspect with views over open farmland. The bathroom is fitted with a white suite of shower, W.C., basin and bath.

Outside, the garden is level and laid mainly to grass with ample room to the side to extend (STPP).

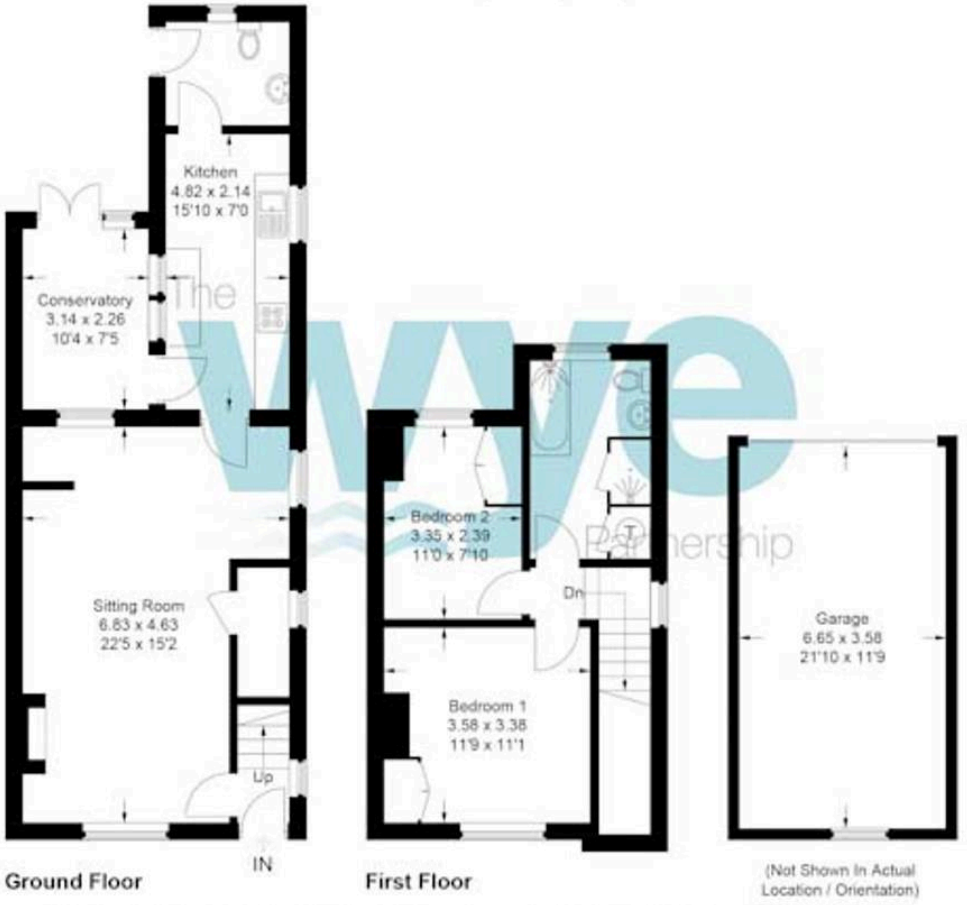






2 Church Fam Cottages

Approximate Gross Internal Area
Ground Floor = 56.3 sq m / 606 sq ft
First Floor = 34.7 sq m / 373 sq ft
Garage = 23.9 sq m / 257 sq ft
Total = 114.9 sq m / 1,236 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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