



12 Pump Meadow Great Missenden Buckinghamshire HP16 9BB



*A tidily presented, three bedroom property located in the heart of the village; convenient for the local shops and station. The house is in a slightly elevated position and has a lovely outlook (particularly from the master bedroom) across the village roof tops to the rolling Chiltern Hills beyond. No Onward Chain.*

Entrance hall | Sitting room | Dining room | Kitchen | Cloakroom | Master bedroom with ensuite shower room | Two further bedrooms | Bathroom | Integral garage | Driveway parking | No onward chain

12 Pump Meadow is located in a quiet cul-de-sac of similar, quality properties. The house is cleanly and tidily presented and has scope for alteration and improvement.

On entering the property there is a small entrance hall with stairs to the front door and a door to the sitting room. The sitting room is double aspect with a window to the front and sliding patio doors to the garden with a stone, gas-coal effect feature fireplace. The kitchen overlooks the front and is fitted with a range of medium oak units with spaces for the usual appliances. Useful additional storage is provided by the cupboard under the stairs accessed from the kitchen. The cloakroom is between the kitchen and the rear aspect dining room.

Upstairs, the master bedroom suite overlooks the front and has built in wardrobes and an ensuite shower room. Two further bedrooms overlook the rear with the family bathroom being to the side.

Outside, the rear gardens are lightly terraced and low maintenance with shrub and flower borders, artificial grass and a patio area. The garage has power and light with access front and rear.

#### **DIRECTIONS**

From our offices in Great Missenden follow the High Street across the two mini-roundabouts in the direction of Aylesbury. Pump Meadow will be found a short distance along on the left hand side. Number 12 is straight ahead indicated by a Wye Country For Sale board.

**Price... £525,000** *Freehold*





## AMENITIES

Great Missenden is an historic village with properties dating back over the last few centuries forming the lovely old high street, with bustling cafes, restaurants, pubs and boutiques. Nestling in the Chiltern countryside, this friendly village has many good shopping facilities, three schools for children of all ages, sporting and social amenities and a main line rail link into London Marylebone. The area is one of great beauty and there are splendid walks through the Chiltern Hills, now largely designated an Area of Outstanding Natural Beauty.

## SCHOOL CATCHMENTS (2018/19)

Great Missenden CofE Combined School  
Boys' Grammar – Dr Challoner's,  
Chesham Mixed  
Girls' Grammar – Dr Challoner's High  
School, Chesham Mixed  
Mixed Grammar - Chesham  
Upper School/All ability – The Misbourne  
School

**(We recommend you check accuracy  
and availability at the individual  
schools)**

## ADDITIONAL INFORMATION

Council Tax Band G

EPC Band E

Under section 21 of the 1979 Estate Agents Act we declare that the vendor of this property is an employee of Wye Residential Estate Agents.

**To view this property, please contact:**

**Wye Country 01494 868000**

**[missenden@wyecountry.co.uk](mailto:missenden@wyecountry.co.uk)**

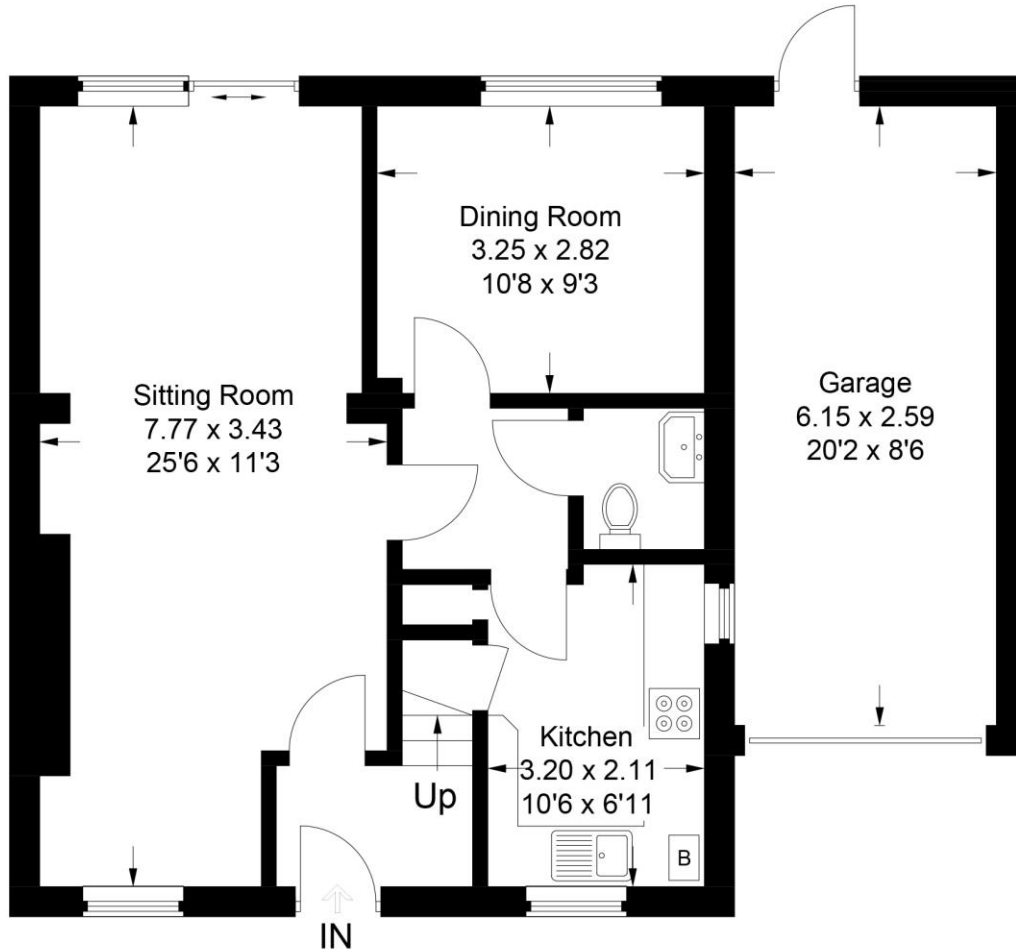
## MORTGAGE

Contact your local Wye Country office who can introduce you to their Independent Financial Adviser.

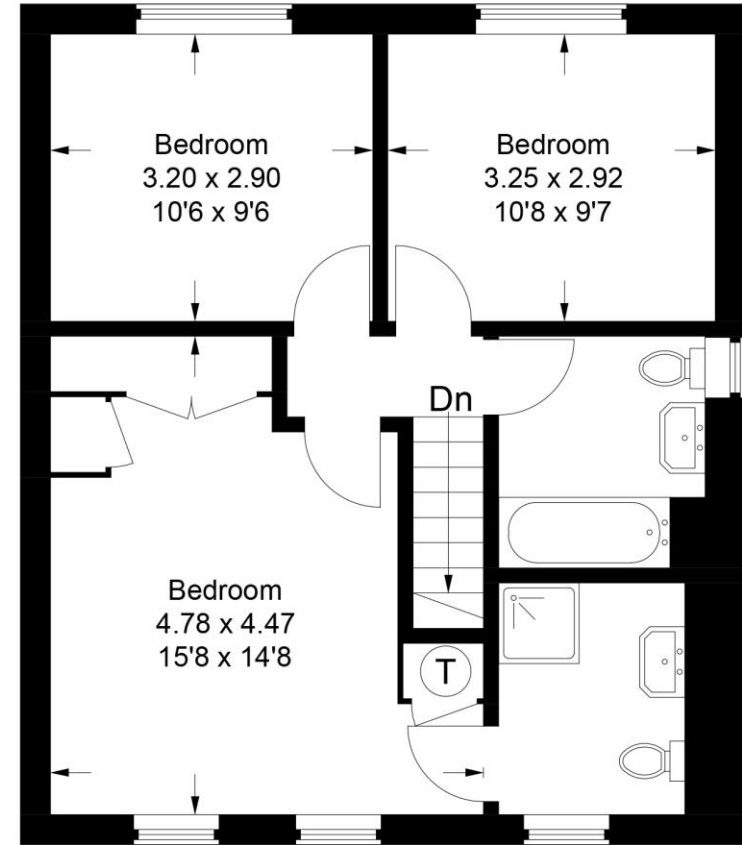
*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*



Approximate Gross Internal Area  
Ground Floor = 51.4 sq m / 553 sq ft  
First Floor = 51.1 sq m / 550 sq ft  
Garage = 16.1 sq m / 173 sq ft  
Total = 118.6 sq m / 1276 sq ft



**Ground Floor**



**First Floor**

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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