



**Margaret Cottages,  
124 High Street  
Great Missenden  
HP16 0BG  
£255,000**

- Character cottage in the heart of Great Missenden village
- 2 Bedrooms
- Upstairs shower room + downstairs cloakroom
- Well equipped kitchen
- Garden and Parking



# Margaret Cottages, 124 High Street Great Missenden HP16 0BG

## PROPERTY FACTS

Living room | Kitchen | Two bedrooms | Bathroom | Garden | Allocated off street parking for one car

Margaret Cottages, 124 High Street is a period cottage situated in the heart of the conservation area in the centre of Great Missenden village. The cottage briefly comprises a living dining room on the ground floor with a small kitchen with bathroom beyond. On the first floor are two bedrooms.

Outside there is a small garden area to the front and yard space to the rear, with an allocated parking space to the front of the row of cottages. The cottage is now in need of updating and modernisation although, modern double glazing has been installed and there is Gas fired central heating. The cottage would suit either an experienced amateur or property professional, as it does require a substantial amount of work.

## LOCATION FACTS

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.

## DIRECTIONS

Directions: From our offices in Great Missenden follow the High Street towards Missenden Abbey, passing all the shops and going through the traffic calming. The driveway to Margaret Cottages is on the right, opposite the Fire Station and the property will be found through the wrought iron gate.

## Additional Information

EPC band D Council tax band C

## School Catchment

Primary - Great Missenden CofE Combined School Boys' Grammar – Dr Challoner's Girls' Grammar – Dr Challoner's High School Mixed – Chesham Grammar Upper School/All ability – The Misbourne School (We recommend you check accuracy and availability at the individual schools)

## Accommodation

Living Room 12'2 x 11 - Kitchen 3'8 x 3'2 - Rear Lobby 3'8 x 3'2 - Downstairs Cloakroom 3 x 4'9 - Bed 1 9'2 x 10'10 - Bed 2 9'5 x 7'7 Shower Room 5'6 x 3'10

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C		
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		