



14 Highmore Cottages Little Missenden Buckinghamshire HP7 0RB

A very well-presented, light and airy, first floor, two-bedroom maisonette quietly located in the very picturesque Chiltern village of Little Missenden. The property has its own private garden to the side with two, useful, brick-built, storage/workshops.

Entrance and stairs to first floor | Kitchen | Sitting room | Two bedrooms | Bathroom | Private garden | Two brick-built outbuildings | On road parking

14 Highmore Cottages is a top floor maisonette quietly located on the fringes of Little Missenden village. The property is accessed via its own staircase which leads into an open-plan, kitchen-diner that has been refitted with a range of Shaker-style kitchen units and appliances including a slot-in gas cooker, integrated dishwasher and washing machine.

The sitting room is front aspect with a built-in storage/bookcase and views across the valley.

The main bedroom is also front aspect and is accessed directly off the sitting room. A second door from the sitting room leads to an inner hallway with storage cupboard and loft access (fully boarded with power and light), giving access to the second bedroom and family bathroom which are both rear aspect. The bathroom has been refitted with a white suite comprising of bath, with thermostatic shower over, W.C. and basin.

Outside, the path from the front door passes a brick-built storage shed (with outside tap) and a more substantial, brick-built workshop, which has both power and light, and leads to a pretty, well-maintained and private garden.

There is ample on-street parking available just outside the property.

DIRECTIONS

From our offices in Great Missenden take the link road and join the A413, turning right at the roundabout. Follow the A413 under the railway bridge, past the hand card wash, take the next turning on the right towards Little Missenden and Highmore Cottages will be found $\frac{3}{4}$ mile along on the right hand side.

Price... £290,000 ... Leasehold



AMENITIES

Little Missenden is the quintessential English village, used on numerous occasions for filming (e.g. Midsomer Murders and The Dam Busters). The 10th century church is often host to the annual Festival of Music and Arts and there are two popular pubs. There is also a highly-regarded primary school/nursery and village hall. A wide choice of restaurants, pubs and shops can be found in Amersham (2.5 miles,) and Great Missenden (just over 2 miles). Fast trains run from both Amersham and Great Missenden to London Marylebone. Amersham also offers the option of Metropolitan Line tubes directly into the City.

ADDITIONAL INFORMATION

Council Tax Band C

EPC Band C

Leasehold; 88 years remaining

Ground rent: £10pa

Service Charge: £487.71pa which includes building insurance

SCHOOL CATCHMENT (2020/21)

Infant; Little Missenden CofE

Junior; Great Missenden CofE Combined

Boys' Grammar; Dr Challoner's

Girls' Grammar; Dr Challoner's High School

Mixed Grammar; Chesham

Upper/All ability; The Misbourne

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

MORTGAGE

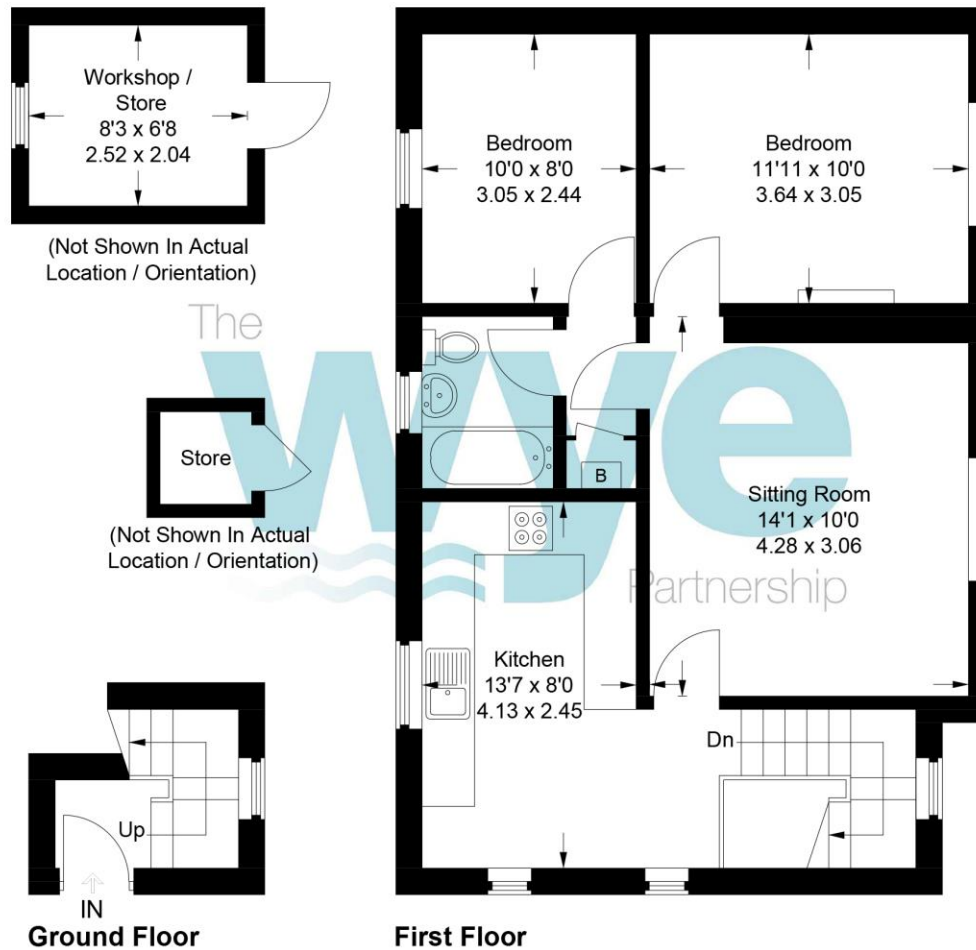
Contact your local Wye Country office who can introduce you to their Independent Financial Adviser.

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.



14 Highmore Cottages

Approximate Gross Internal Area
Ground Floor = 3.3 sq m / 35 sq ft
First Floor = 57.9 sq m / 623 sq ft
Workshop / Store = 5.1 sq m / 55 sq ft
Store = 1.1 sq m / 12 sq ft
Total = 67.4 sq m / 725 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.