



**5 Augustine Mews, Great Missenden, Buckinghamshire, HP16 0AS**

*A well presented, quality, two bedroom, two bathroom maisonette in the heart of Great Missenden village convenient for the local shops and station. Offered with no onward chain the property also benefits from having a car port and private, enclosed, southerly garden.*

Private entrance and staircase | Kitchen | Sitting room | Dining room | Master bedroom with ensuite | Second double bedroom with loft access | Family bathroom | Off-street parking | Garden with summerhouse |

5 Augustine Mews has been used as an occasional, second home for many years and has therefore experienced light use and is in good condition. The property is tucked away at the end of a cul-de-sac with private off-street parking for 2 vehicles under a covered arched carport.

On entering the property a private staircase leads to the first floor accommodation. This includes the kitchen, fitted with a range of oak kitchen units and the usual fitted and free-standing appliances and with room for a compact kitchen table for casual dining. The sitting room is double aspect with an archway through to the dining room. The master bedroom leads to the ensuite shower fitted with a white suite comprising a stand-alone shower, basin and W.C. The second, double bedroom also has fitted wardrobes and loft access. Both bedrooms look out across adjacent gardens. The family bathroom is fitted with a white suite comprising bath with shower fitting, basin and W.C.

Outside, the private, low-maintenance, rear gardens is reached through the carport and is mainly laid to gravel with raised beds of mature shrubs and perennials. It includes a walk-in outside cupboard and garden shed/summerhouse.

**Price... £395,000**

*Leasehold*



## LOCATION

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

From our offices in Great Missenden follow the High Street towards Missenden Abbey. Take the first right into Church Street (just after the second width restriction). Follow the road to the end and then round to the left where you will see a turning adjacent to the village school. Augustine Mews is immediately on the left with number 5 being in the bottom, left corner.



## School Catchments 2021-22

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)



## Additional information.

Council tax band D EPC band C LEASE information: Remainder of 99 year lease from 25th March 2001. Ground rent £600 Service charge £100pa (or as agreed)

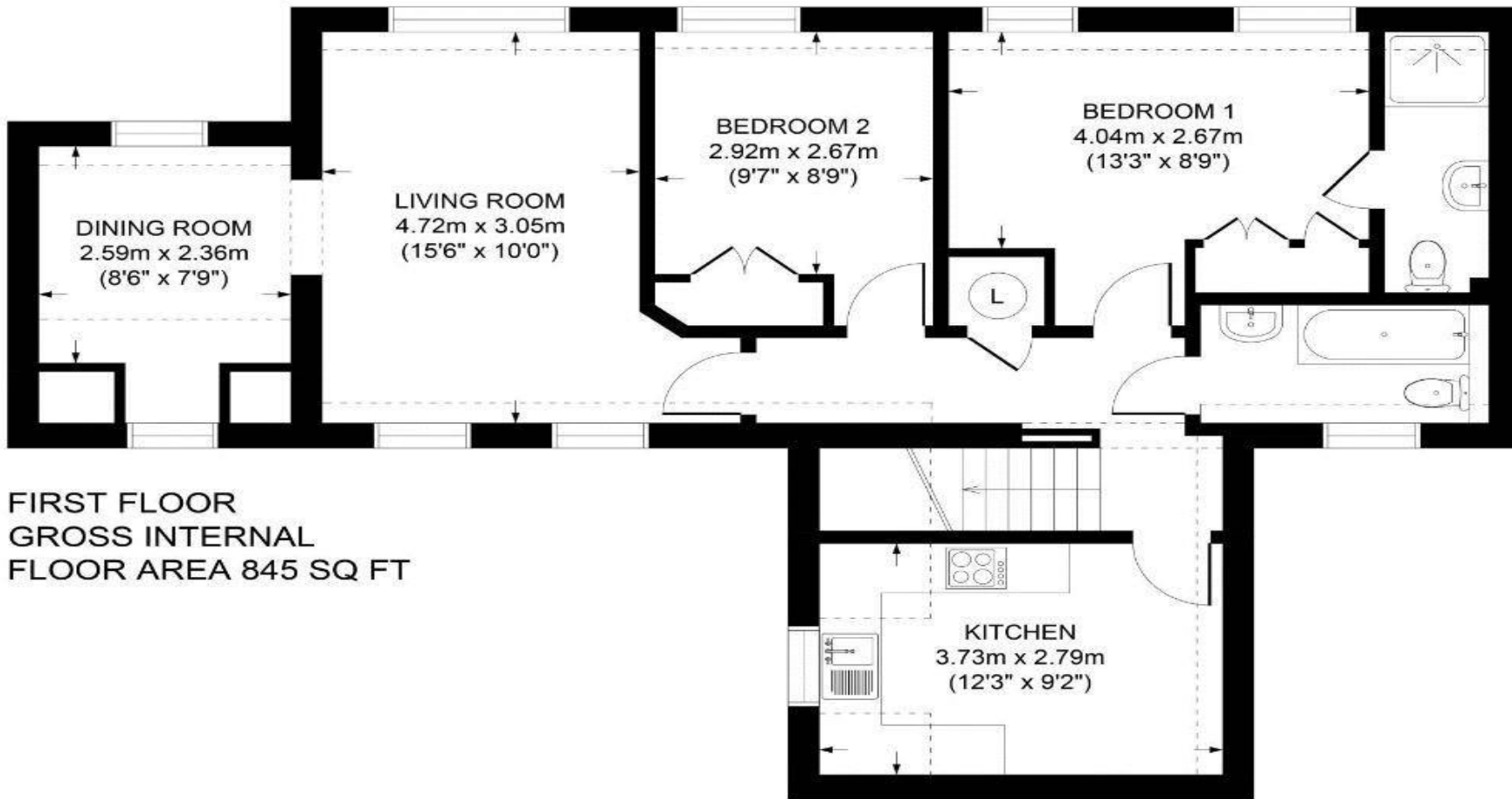


## MORTGAGE

Contact your local Wye Residential 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.*





APPROX. GROSS INTERNAL FLOOR AREA 845 SQ FT / 78 SQ M

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

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The **wye** Partnership