



38 Church Street, Great Missenden, Buckinghamshire, HP16 0AZ

A charming, three bedroom, period cottage over three floors in the heart of Great Missenden village, within the conservation area, with a large sunny garden. The property, although clean and tidy, would benefit from additional modernisation and upgrading.

Sitting room | Dining room | Kitchen | 3 Bedrooms | Bathroom | Night cloakroom | Large gardens | Greenhouse | Shed

This charming cottage is situated in Church Street in the heart of the Great Missenden conservation area. Over the years the cottage has been altered and updated by the present owners to provide interesting and good sized accommodation over three floors. However, there is ample scope for additional upgrading and further modernisation to suit current tastes and expectations.

As is traditional with period cottages, the front door opens directly into the sitting room which then leads into the dining room which has a feature fireplace. The galley-style kitchen is a continuation of the dining room and is fitted with a range of cream, Shaker-style units with timber work surface and butler sink. Double doors from the kitchen open onto the garden and a staircase on one side leads to the first floor.

The property has three bedrooms; two bedrooms on the first floor along with the family bathroom and separate night cloakroom. The largest bedroom is on the top floor and runs front to back across the whole property. There is a Juliet balcony at the garden end of the house accessed via double doors, there is also a useful vanity wash basin. There is scope (subject to building regulations approval) to divide this room or to create a master bedroom with an en-suite bathroom.

The property will have tremendous appeal to keen gardeners who will relish the challenge of restoring the large, sunny gardens to their former glory. The gardens consist of separate garden "rooms". One such is the wisteria-clad arbour leading through to a mature pond, beyond which is a greenhouse and kitchen gardens including fruit cages and, to one side, a large garden shed. The garden would be a joy to children but would need work to clear space to run around and play.

No onward chain

Price... £575,000

Freehold



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 passing through the traffic calming measures. Turn left into Church Street and number 38 will be found towards the bottom on the right indicated by a Wye Partnership 'For Sale' board.

Additional Information

Council Tax Band E
EPC Band D

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)

MORTGAGE

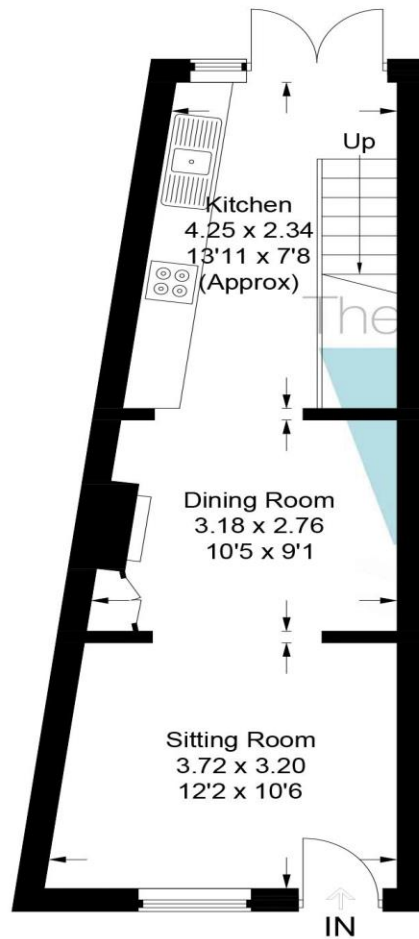
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.

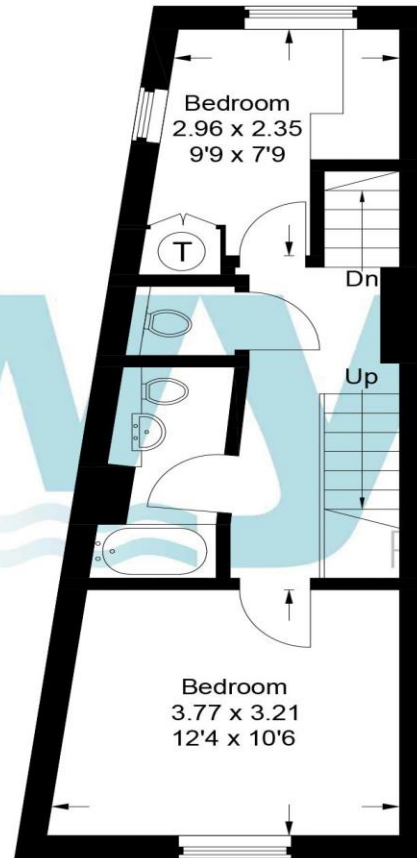


38 Church Street

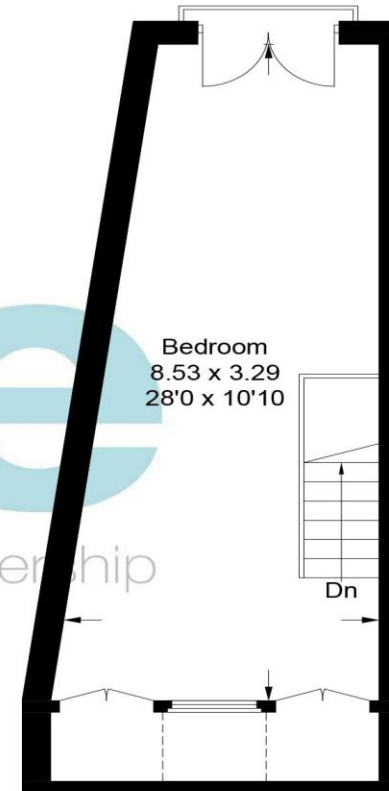
Approximate Gross Internal Area
Ground Floor = 32.4 sq m / 349 sq ft
First Floor = 32 sq m / 344 sq ft
Second Floor = 28.8 sq m / 310 sq ft
Total = 93.2 sq m / 1,003 sq ft



Ground Floor



First Floor



Second 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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