



2 Old Town Farm, Great Missenden, Buckinghamshire, HP16 9PA



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*A spacious two bedroom first floor apartment overlooking beautiful landscaped gardens, with access to an indoor swimming pool and within walking distance of the historic village of Great Missenden.*

Entrance hall | Kitchen | Sitting room | Two bedrooms, one with en-suite shower room | Newly fitted bathroom | Carport | Communal gardens | Communal indoor swimming pool and facilities

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2 Old Town Farm is a recently refurbished first floor apartment, converted from the 19th Century Grade II Listed farmhouse, which is situated at the entrance to the development and overlooks the courtyard gardens.

From the ground floor entrance, stairs lead up to the apartment's spacious hall/landing area which gives access to all the rooms. The large sitting room has double aspect windows and a feature fireplace. The new, modern, kitchen has a range of fitted units with a built-in oven and hob plus integrated fridge/freezer. Additionally, there is sufficient space for a table and chairs in front of the large sash window.

The two double bedrooms both have fitted wardrobes and the master bedroom has a new en-suite shower room. The main bathroom has also been fully refitted.

The apartment has been redecorated with new flooring and carpets throughout. The property has new electric storage heating and a partially boarded loft, accessed via a folding ladder, provides useful extra storage. The property has its own carport which is situated close by.

**Price... £425,000**

*Freehold*





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## 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, continue along the High Street towards the Aylesbury Road, crossing over two mini-roundabouts. Old Town Farm will be found a short distance along this road on your left.

## Additional information

Mains water, drains, electricity

Gas fired central heating

Chiltern District Council Council Tax Band F

EPC Band E

999 year lease from 1984

55+ Age Covenant

Service Charge discounted to £3,000 pa for the next 5 years

## 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.*

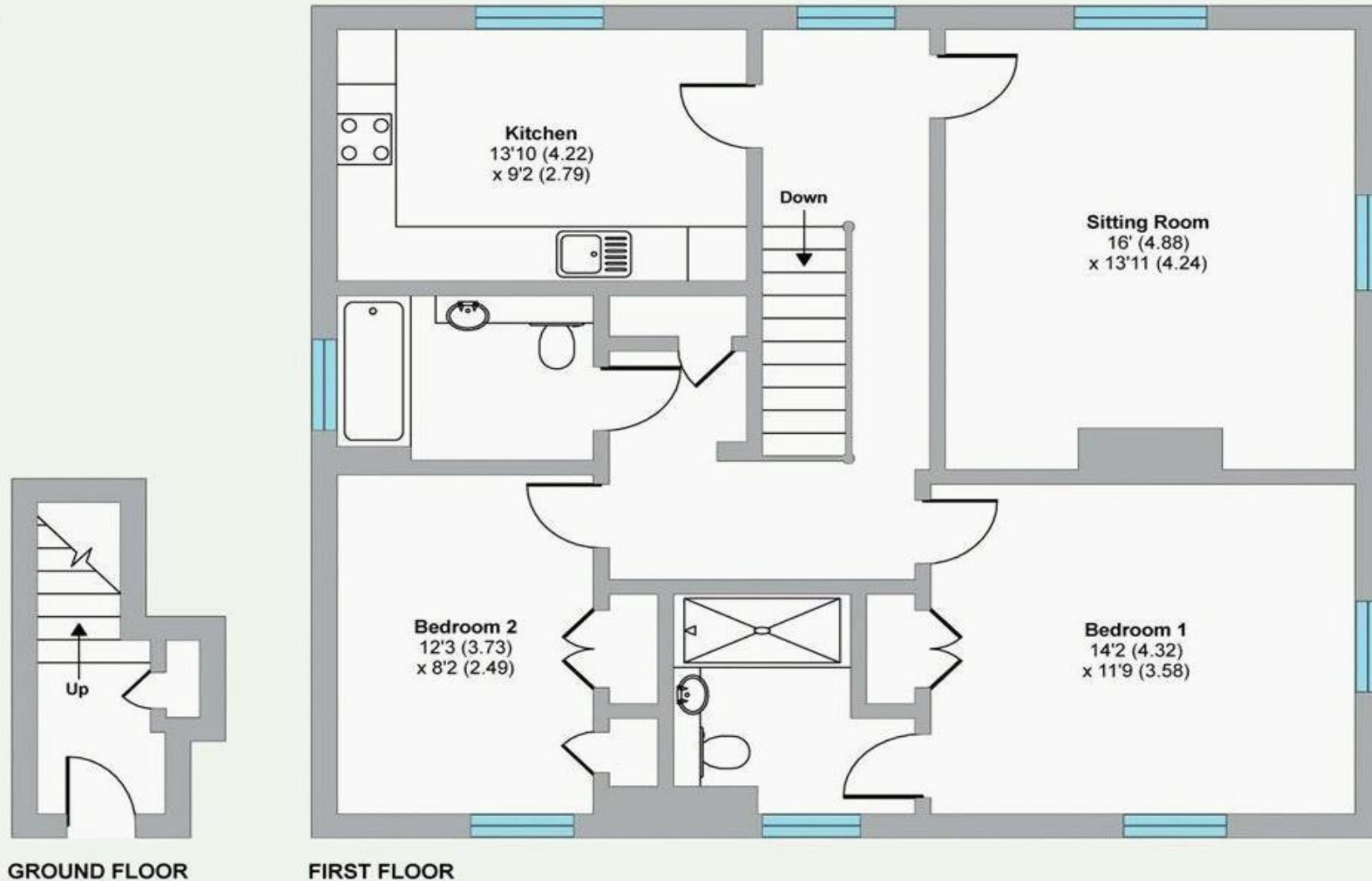
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# 2 Old Town Farm, Great Missenden, HP16 9PA

Approximate Area = 1023 sq ft / 95 sq m

For identification only - Not to scale



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The **wye** Partnership