

A large, two-story brick house with a gabled roof and dormer windows, situated in a rural setting with large trees and a gravel driveway. The house has a white front door and a two-car garage on the right side. The foreground is a large, open area of gravel and grass.

The Lee House, The Lee, Great Missenden, Buckinghamshire, HP16 9NA

*The Lee House is in a prime location overlooking the green. This large property has three large reception rooms, a conservatory, a basement and three double bedrooms all with associated bathrooms. The property sits centrally on a lovely plot with views from all sides be it across open countryside or of the village.*

Entrance porch | Entrance hall | Three large reception rooms | Large conservatory | Cloakroom | Study | Three double bedrooms | Three bathrooms | Basement | Double garage

Anyone who has ever watched an episode of "Midsummer Murders" will be familiar with the beautiful hamlet of The Lee; a quintessential Chilterns village, mentioned in the Domesday Book, that has changed little in a hundred years.

Entry to the property is through a porch framed by two cast iron pillars into the entrance hall. The triple aspect front sitting room is to the left with a feature ceramic wood burning stove and stairs to the first floor. A broad opening leads to a rear, double aspect sitting room overlooking the fields and garden. The focal point of the room is an open fire with marble surround and carved oak mantel. A pair of doors open into the large conservatory, with under floor heating, and to the kitchen. The kitchen is fitted with a range of cream Shaker-style units with granite work surface and the usual fitted appliances with a feature cream, oil fired AGA. The double aspect, dining room/family room is adjacent to the kitchen with a door leading to the study and a further "air lock" door leading to the double garage.

Upstairs, there are three, large, double bedrooms all being double aspect with views over fields to the rear, the garden or the village to the front. The master bedroom has a large ensuite bathroom with tile-enclosed, corner bath, corner shower, W.C and basin. The second bedroom has an ensuite shower room with the final bedroom being adjacent to the family bathroom which is fitted with a cream suite of bath (with shower over), W.C. and basin. There is scope here to alter into a further enclosed suite.

Unusually for properties in the Chilterns, the Lee House was built with a large basement which receives light from a light well and is currently used as an office. A large cupboard contains the boiler room and under floor heating manifolds.

Outside, the gardens are extensive and wrap around the house. There is a large, pumped koi carp pond with an adjacent sunken garden. Further round, the more formal gardens overlook the open farmland beyond. Close to the house there is a covered lap-pool with the associated pump and heating system in a nearby brick outbuilding. Further round again is another, larger, sunken patio accessed from the sitting room. At the front the property is approached across a gravel driveway with parking for several vehicles. A substantial boulder of local pudding stone provides an interesting focal point just beyond the garages. Being offered with no upper chain.

**Price... Guide Price £1,500,000** *Freehold*



## LOCATION

The Lee, a Conservation Area, is centred around the picturesque village green with The Cock and Rabbit Inn located at its south-east corner. The 12th Century Old Church, a Grade I Listed Building is of special interest and the surrounding countryside offers a network of public footpaths and Bridleways. There is a local community shop, tennis and cricket clubs with village schools available at Lee Common and Chartridge. Great Missenden and Amersham are 2 and a half miles and 6 and a half miles away respectively. Links to the M1, M25 and A41 are readily accessible. The neighbouring towns provide commuter stations for London (Marylebone and Baker Street)

## DIRECTIONS

From our office in Great Missenden turn left and first right. At the roundabout turn right onto the A413 and at the next roundabout turn left up Frith Hill. Take the first left towards South Heath and at the crossroads turn left into Potter Row. Follow this road for a couple of miles into the Lee. At the village green turn left and the property can be found at the corner on the left hand side.

## Additional Information

Council Tax Band H  
EPC Band E

## School Catchment

Lee Common Church of England School - Infants  
Great Missenden C of E Combined School - Junior  
The Misbourne School - Mixed Secondary  
Chesham Grammar School - Mixed Secondary  
Dr Challoner's Grammar School - Boys Secondary  
Dr Challoner's High School - Girls Secondary

## MORTGAGE

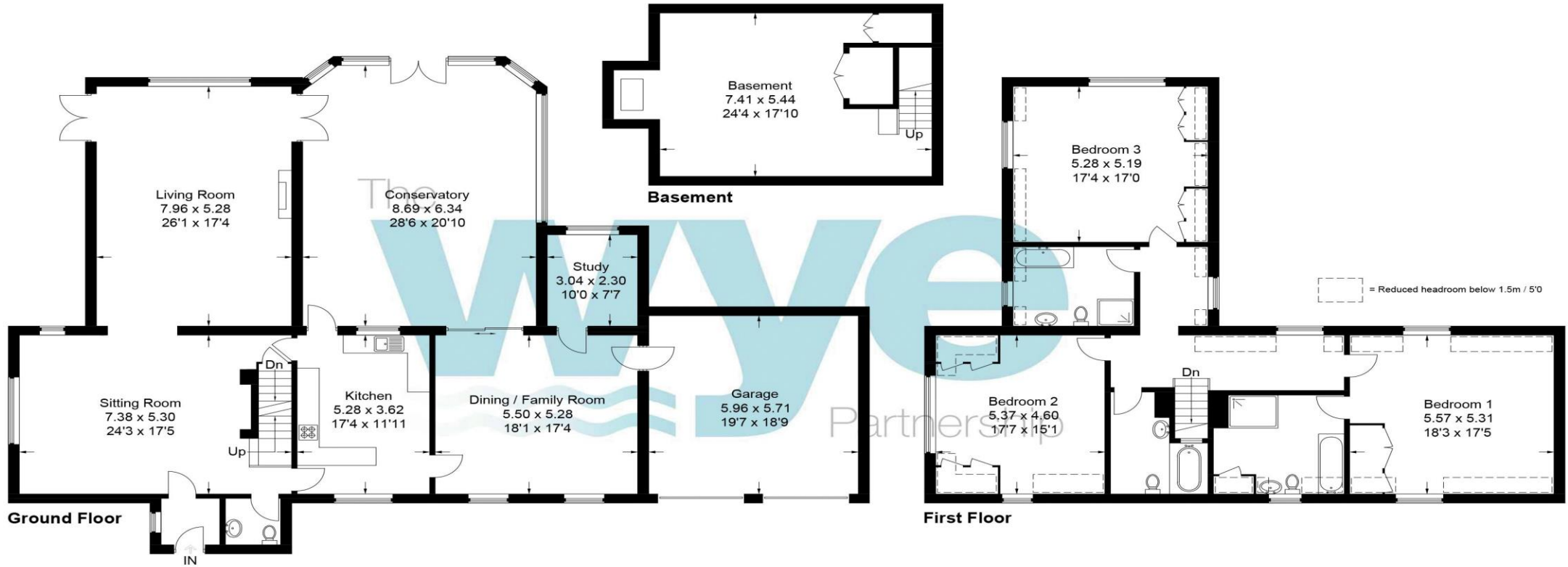
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

*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.*



# The Lee House

Approximate Gross Internal Area  
Basement = 42.4 sq m / 456 sq ft  
Ground Floor = 243.3 sq m / 2,619 sq ft  
First Floor = 133.0 sq m / 1,432 sq ft  
Total = 418.7 sq m / 4,507 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.

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The **wye** Partnership