



55 Church Street

Great Missenden

- Grade II listed cottage in the heart of Great Missenden village
- Two, double bedrooms.
- Two reception rooms.
- Refitted kitchen, bathroom and cloakroom.
- Lovely back garden with insulated office garden room with power and light.

Great Missenden is an historic village surrounded by the Chiltern Area of Outstanding Natural beauty. The lovely, village centre has several café/coffee shops, restaurants, pubs and boutiques with visitors being drawn to the Roald Dahl Museum. There is a mainline rail link into Marylebone via the Chiltern Line.

*** School catchment areas *** Primary- Great Missenden CofE School. Dr Challoners Grammar School for boys, Dr Challoners High School for girls, Chesham Grammar (mixed). The Misbourne School (Upper).

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



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A well-presented, Grade II listed cottage in the heart of the conservation area, with two bedrooms, two reception rooms and a private, mature garden with office garden room.

A charming and well presented, two bedroom Grade II listed cottage in sought after village location. Believed to date back to 17th century or earlier. The accommodation consists of a Modern, well fitted kitchen with stable door leading to Private Rear Garden, a Dining/Family Room and a Cozy Snug with working fireplace.

There is a small lobby off the family room with shelves for books, a separate cupboard housing washing machine and storage, hanging space for coats and storing shoes and a generous cloakroom.

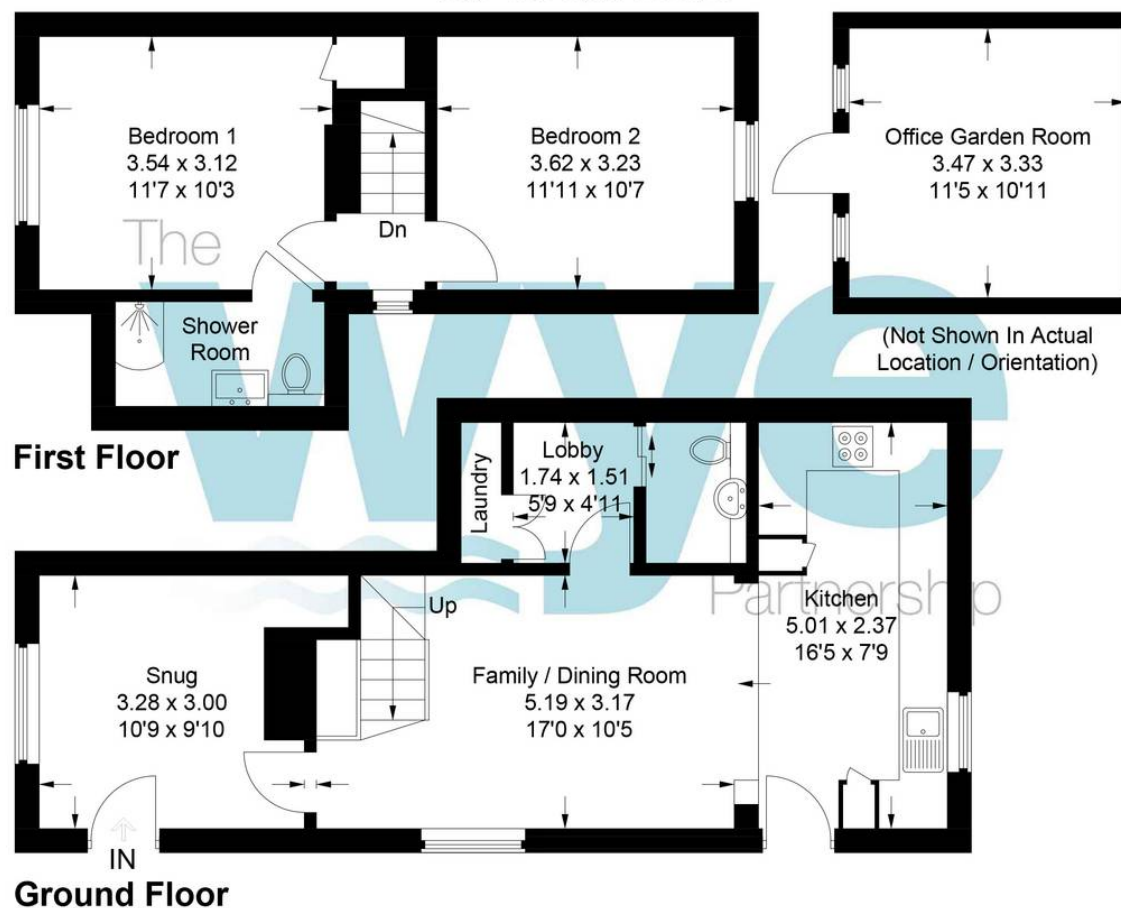
Stairs lead from the family room to first floor. Bedroom one has an attractive fireplace, large built in cupboard and door to well insulated loft with good storage. The ensuite shower room has window overlooking rear gardens and comprises Vanity Unit, WC and quadrant shower. Bedroom two overlooks rear garden.

Outside there is a delightful, private rear garden with mature shrubs and trees, lawn and patio areas and a well insulated office/garden room with power and lighting, and small outside seating area. There is garden storage at side of office as well as a garden shed.



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Approximate Gross Internal Area
 Ground Floor = 47.4 sq m / 510 sq ft
 First Floor = 31.0 sq m / 334 sq ft
 Office Garden Room = 11.5 sq m / 124 sq ft
 Total = 89.9 sq m / 968 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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