



Little Hampden
Great Missenden | Buckinghamshire

£850,000
Freehold


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Approached by a lane into the sylvan hamlet down a driveway, this beautiful Grade II listed period cottage set in approximately 0.75 of an acre boasts access onto the nearby bridleways, ample parking and is offered chain-free. A stunning example of the quintessential English countryside cottage, viewing is highly recommended.

Highlights include:

- 3/4 bedrooms
- 3 reception rooms
- Surrounded by open fields, woodland, bridleways and footpaths
- Exposed timber beams and brick throughout
- In the catchment of several state and independent schools rated 'Outstanding' by Ofsted
- Short drive from Great Missenden with its rail service into London Marylebone
- Chain free



Entrance Hall - quarry tiled floor, radiator, tongue groove panelling to dado. Stairs rising to the first floor, understairs storage cupboard.

Sitting Room - dual aspect, terracotta tiled floor, two radiators, open fireplace with exposed timber mantle, exposed brick and terracotta tiled hearth. Exposed timber beams.

Study - fitted carpet, radiator, access to loft, ensuite shower/utility room, large shower cubicle, white suite comprising low-flush WC, pedestal wash hand basin, radiator, extractor fan, plumbing for washing machine, vinyl floor.

Dining Room - dual aspect, wood effect vinyl floor, double glazed French doors to south-facing sun terrace and garden, radiator, exposed brick and timber.

Kitchen - fitted with a range of matching base units and display cabinets, wooden worktop with inset Belfast sink with mixer tap, plumbing for dishwasher, 4 ring electric hob and an electric fan oven under, vinyl floor, oil fired central heating boiler, extractor fan, space for fridge freezer, pantry cupboard, spotlights.

Back Porch - quarry tiled floor, storage cupboard and door to front aspect.

First Floor

Landing - fitted carpet, radiator, linen cupboard.

Principal Bedroom - exposed timber floorboards, 2 radiators, exposed timber beams.

WC - white suite comprising low-flush WC, wood effect laminate flooring.

Bedroom 2 - vaulted, exposed timber beams, radiator.

Family Bathroom - modern matching white suite comprising panel bath with Victorian style mixer tap and shower attachment and pedestal hand wash basin, radiator, wood effect vinyl flooring, storage cupboards.

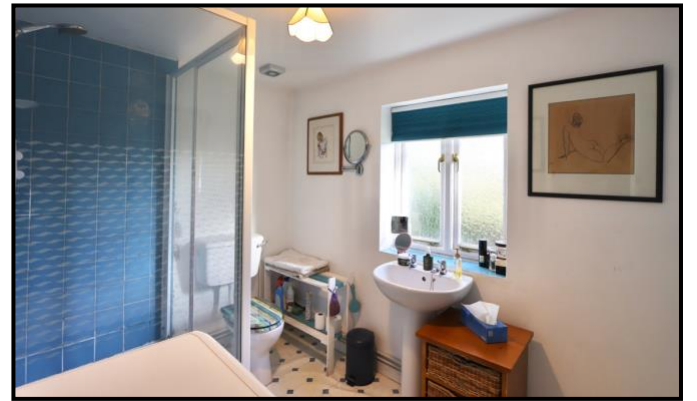
Bedroom 3 - fitted carpet, radiator, exposed timber beams.

Outside

Detached double garage and off street parking

Garden - Approximately 0.75 acres, mostly laid to lawn with numerous specimen trees, bordered by hedging. Stock fencing. Sun terrace accessed through the French doors from the dining room.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E		
(21-38) F	21	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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