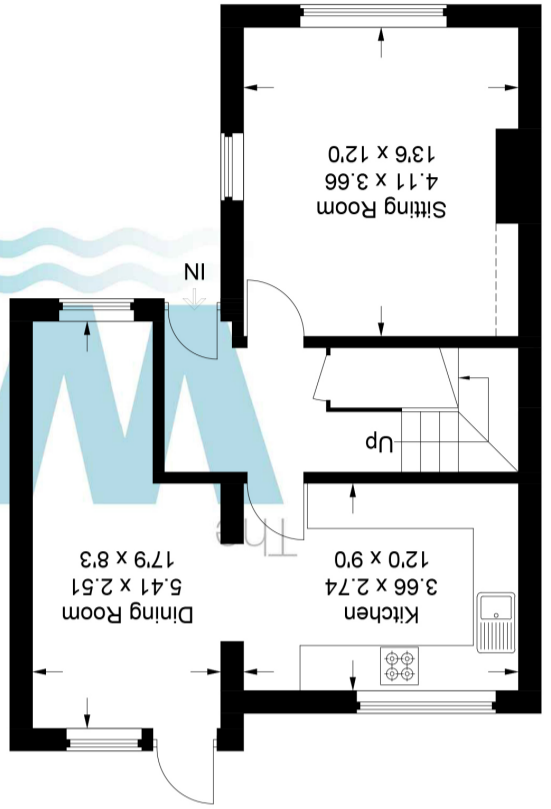


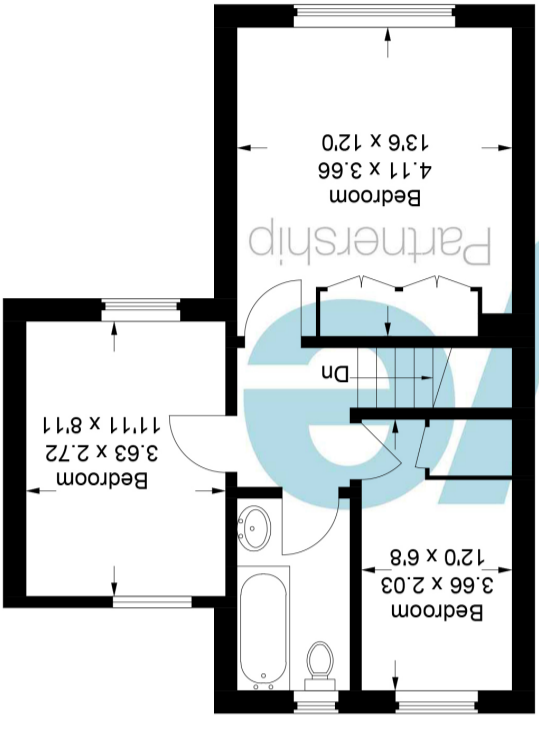
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Ground Floor



First Floor



Highmore Cottages
Approximate Gross Internal Area
Ground Floor = 47.3 sq m / 509 sq ft
First Floor = 42.3 sq m / 455 sq ft
Total = 89.6 sq m / 964 sq ft

= Reduced headroom below 1.5m / 5'0"



Energy Efficiency Rating	
Current	Potential
61	87

England, Scotland & Wales
EU Directive 2002/91/EC
Not energy efficient - higher running costs
Very energy efficient - lower running costs



19 Highmore Cottages | Little Missenden | Amersham | Buckinghamshire | HP7 0RB

£500,000

JOHN NASH & CO.

Three Bedrooms | Nicely Presented and Well Maintained | Pretty Chiltern Village Location | Countryside Views | Access to Road and Rail Links

Council Tax Band D £2,256.80 2024/2025 Rates

Location

Little Missenden is the quintessential English village with its 10th century church and two popular pubs along with a highly regarded primary school/nursery and village hall. A wide choice of restaurants, pubs and shops can be found in Amersham (2.5 miles) and Great Missenden (just over 2 miles). Fast trains run from both Amersham and Great Missenden to London Marylebone. Amersham also offers the option of Metropolitan Line tubes directly into the City.



Nestled in the heart of The Chiltern Hills countryside is a well presented, three bedroom terraced house, situated in the beautiful and tranquil village of Little Missenden. This house is perfect for a first purchase or those looking to enjoy village life but still to have access to nearby amenities in Great Missenden along with excellent local road and rail links. Additionally, the house is located on a quiet cul-de-sac and enjoys breath taking views from the rear bedrooms over paddocks and farmland.

The Property

The property boasts a traditional and spacious layout with a welcoming entrance hall leading onto a double aspect sitting room with feature electric fireplace and separate dining room with further space to incorporate perhaps a study or play area. The kitchen, with garden views, is well appointed with a range of floor and wall mounted cabinets and space and plumbing for appliances.

To the first floor are three good size bedrooms with two of the bedrooms enjoying stunning panoramic countryside views. The family bathroom comprises a three piece white suite.

The pretty courtyard garden can be accessed from the dining room with space for outdoor furniture, mature pear and cherry trees and a garden shed with light and power. Feature brick garden wall to the back and panel fencing provides a high degree of privacy. Garages to the rear are available to rent subject to availability at the time of purchase.



The Accommodation

- Entrance Hall
- Sitting Room
- Dining Room extending to Study/Play Area
- Kitchen
- Three Bedrooms
- Family Bathroom

- Courtyard Garden

