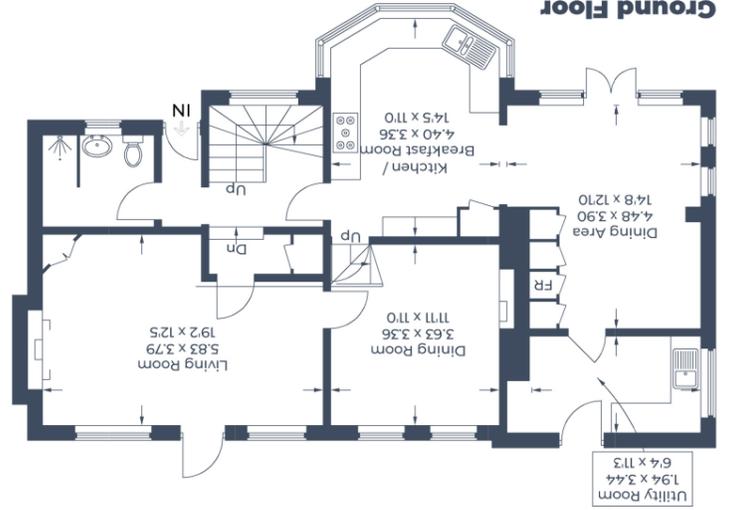


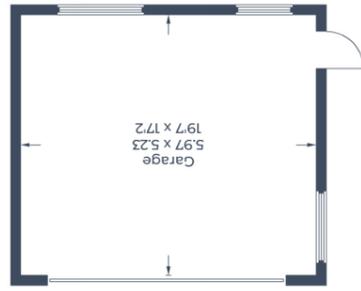
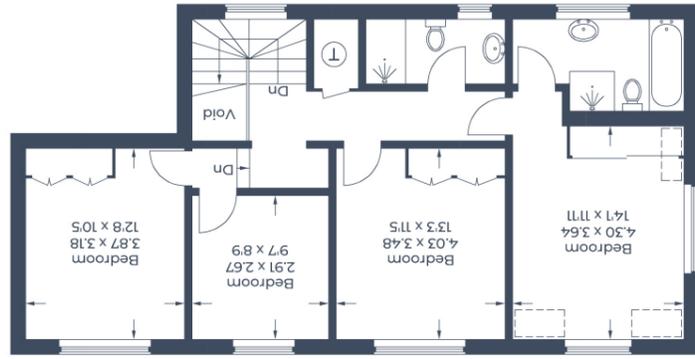
These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make future enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give nor do Messrs John Nash & Co. nor does any Partner or Employee or Agent of Messrs John Nash & Co. have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars.

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**Ground Floor**



**First Floor**



Approximate Gross Internal Area  
 Ground Floor = 89.9 sq m / 968 sq ft  
 First Floor = 75.5 sq m / 813 sq ft  
 Garage = 31.2 sq m / 336 sq ft  
 Total = 196.6 sq m / 2,117 sq ft  
 (Excluding Void)

Illustration for identification purposes only, measurements are approximate, not to scale.  
 © CJ Property Marketing

= Reduced headroom below 1.5m / 5.0 (Not Shown in Actual Location / Orientation)

| Energy Efficiency Rating                               |           |
|--|-----------|
| Current  | Potential |
| 62   | 82        |
| Very energy efficient - lower running costs<br>A (82+) |           |
| B (61-81)  |           |
| C (55-60)  |           |
| D (49-54)  |           |
| E (43-48)  |           |
| F (37-42)  |           |
| G (1-20)   |           |
| Not energy efficient - higher running costs            |           |
| England, Scotland & Wales<br>EPC 2008/1/EC             |           |



Crocketts | Crocketts Lane | Lee Common | Great Missenden | Buckinghamshire | HP16 9JR

£1,395,000

JOHN NASH & CO.

COUNTRYSIDE LOCATION | FOUR BEDROOM DETACHED HOUSE | PICTURESQUE AND ENCLOSED REAR GARDEN | CHARACTER FEATURES AND MODERN COMFORT | DOUBLE GARAGE AND DRIVEWAY PARKING



Nestled within a charming rural setting, this beautifully presented four bedroom detached cottage offers an exceptional blend of character features and modern comfort, all surrounded by picturesque gardens and open countryside.

### The Property

Approached via a gravel driveway providing ample parking for several vehicles, the property is entered to the rear through a wooden gate with a storm porch overhead. The welcoming entrance hallway immediately sets the tone, featuring a useful cupboard beneath the stairs. To the right is a stylish downstairs shower room, fitted with a walk-in shower and handheld attachment.

### Lounge/Dining room

Straight ahead, a glazed wooden door opens into a stunning lounge flooded with natural light. This inviting space boasts exposed beams, engineered wood flooring and a feature log burner, creating a warm and cosy atmosphere. A further door leads through to the dining room, where parquet flooring, wooden beams and an open fireplace provide a charming setting for entertaining.

### Kitchen

The dining room flows seamlessly into the impressive open-plan kitchen diner. The kitchen itself is uniquely designed with a part-hexagonal layout and fitted in an immaculate country style. It features integrated appliances including a dishwasher, two fridges and a freezer, alongside an electric oven and a 110-size Rangemaster. Marble work surfaces complete this elegant and practical space. The kitchen opens into a bright dining area with patio doors leading directly onto the garden, while dual-aspect windows ensure the entire space is bathed in natural light.

Further ground floor benefits include a well-equipped utility room with sink, washing machine and tumble dryer, which also houses the boiler. A stable-style door provides access to the front garden, laid mainly to lawn.



### To The Upstairs

Upstairs, a striking church-style feature window floods the staircase and landing with light. Bedroom two overlooks the front garden and benefits from two double built-in wardrobes. Bedroom three houses the loft hatch, while bedroom four is a generous double room with beamed walls, two fitted wardrobes and views over the garden. The dual-aspect principal bedroom offers a double wardrobe and a private ensuite bathroom fitted with bath, separate shower and wash hand basin with storage beneath.

### To The Outside

Externally, the property continues to impress. A detached double garage with light and power provides excellent storage or workshop potential. The rear garden is truly picturesque, centred around a magnificent oak tree and bordered by mature hedging and laurel trees for privacy. The grounds feature raised beds, a greenhouse, a sandpit and a wonderful lawned area, along with extensive patio space ideal for al fresco dining and outdoor entertaining.

### Summary

This exceptional cottage-style home offers character, space and tranquillity in equal measure, making it a rare opportunity in a sought-after countryside location.

### Location

The much sought-after village of Lee Common is in a conservation area, set in the Green Belt and is an Area of Outstanding Natural Beauty. Crocketts is beautifully positioned within a short walk of the village shop and hall, whilst within the village is a primary school. The communities of Great Missenden, Wendover, Amersham and Chesham are easily accessible providing further shopping, schooling for all age groups and a rail service into London.

**Council Tax Band H - £4733.98**

