



Ladygrove | The Lee | Great Missenden | Buckinghamshire | HP16 9NA

£900,000

JOHN NASH & CO.

Fabulous Project Property | Traditional Family Home of Three Bedrooms and Three Reception Rooms |
Kitchen/Breakfast/Utility Room | Set on a Mature Plot of Approximately 1/2 an Acre | Quaint Village Location with Primary
School, Shop, Pub and Cricket Green | No Onward Chain

Approximate Gross Internal Area
Ground Floor = 179.7 sq m / 1,934 sq ft
First Floor = 77.5 sq m / 834 sq ft
Out House = 6.2 sq m / 67 sq ft
Total = 263.4 sq m / 2,835 sq ft
(Including Garage & Excluding External Cupboard)

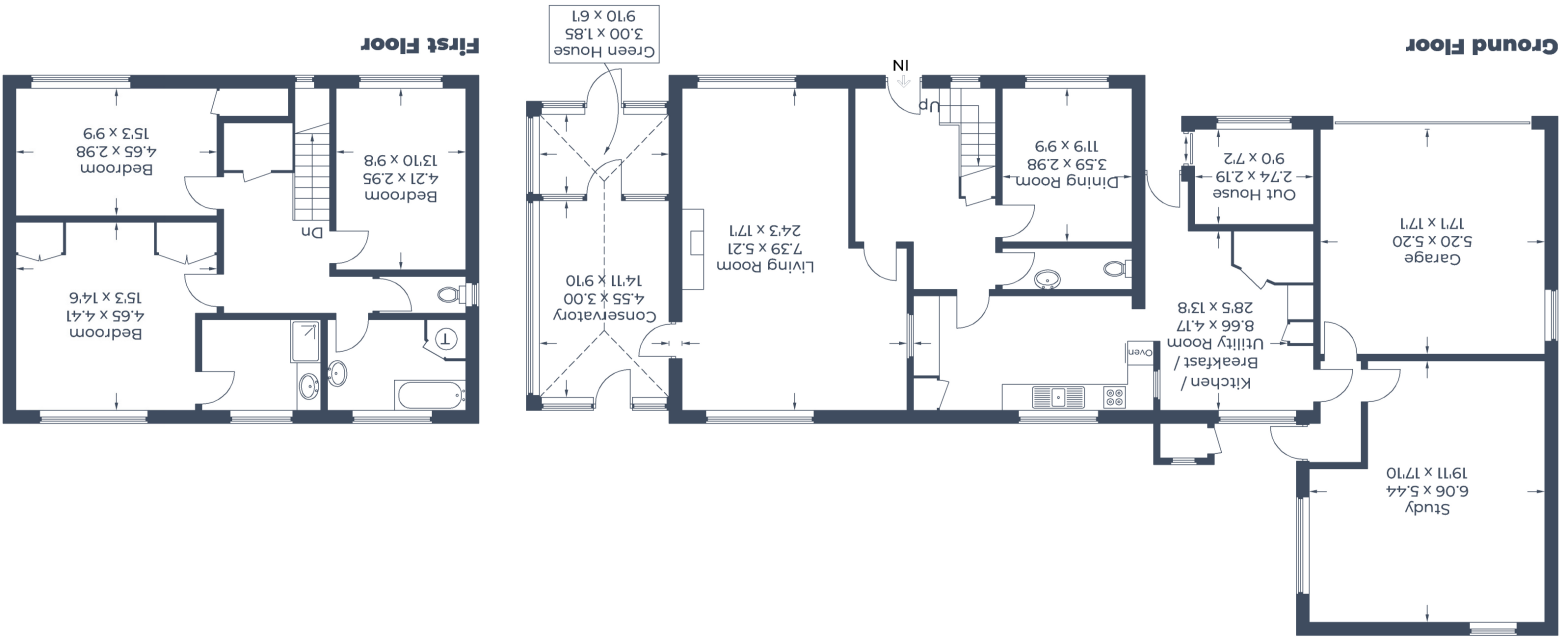
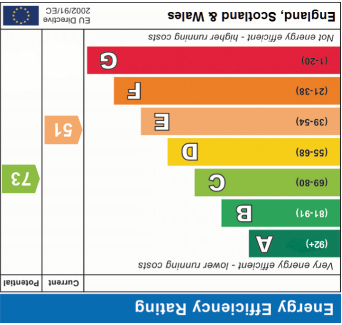


Illustration for identification purposes only,
measurements are approximate, not to scale.
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Located in the pretty village of The Lee, within a charming cul-de-sac of just a few homes, Ladygrove is nicely set back on a stunning plot with a wrap around garden featuring majestic beech and oak trees. This home offers a rare opportunity for buyers seeking space, privacy and the chance to create their dream home. There is ample space for an extension and modernisation, subject to planning permission, making this an ideal property to create a bespoke family home reflecting the latest in design and technology.

Ground Floor

The unique ground floor layout begins with a spacious Entrance Hall with eye-catching parquet flooring continuing on into the L-shaped Living Room. The Living Room is double aspect with a large picture window with views across the rear garden. A door from the Living Room leads to a Garden Room with a Potting Shed attached. A formal, separate Dining Room also makes up the ground floor reception rooms. There is a large galley shaped Kitchen with space for a small table and chairs with a bonus room adjacent that serves as a utility area/pantry and then leads to an inner hallway that provides access to the Study/Family Room, the Double Garage and the Garden. Finally, the ground floor Cloakroom sits off the Entrance Hall.

First Floor

The upstairs accommodation boasts a bright and spacious landing with access to the loft. There are three good size double bedrooms, one with an ensuite shower room, along with a family bathroom next to the separate WC.

Outside

The house is set in mature gardens of approximately half an acre with a lovely sweeping front drive providing ample parking for several vehicles leading to the double garage with light and power. The house sits nicely in the centre of the plot surrounded by mature trees, hedging and plants. The easterly rear garden boasts expansive lawns, an area of patio across the rear of the house and a large area to the side with a pretty garden trellis, garden path, apple trees and a store shed. The gardens are majestic with the most stunning trees and a further extension of the great potential this home offers.

The Accommodation Consists of:

- Entrance Hall
- Living Room
- Dining Room
- Study/Family Room
- Kitchen/Breakfast/Utility Room
- Cloakroom
- Three Double Bedrooms
- En Suite Shower Room
- Bathroom
- Separate WC
- Double Garage
- Store Room

Location

The much sought-after village of The Lee is in a conservation area, set in the Green Belt and is an Area of Outstanding Natural Beauty. Ladygrove is beautifully positioned on a quaint cul-de-sac surrounded by period and character properties with the original manor house and the church nearby. The village of Lee Common is a short walk away with a 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 £4,733.98 2025/2026 Rates

