





# Thatched Cottage Great Hampden

Great Missenden, Great Missenden

- Grade II Listed Elizabethan gatehouse
- Recently re-thatched roof
- Two bedrooms and one bathroom
- 2 reception rooms
- Rural location with generous garden

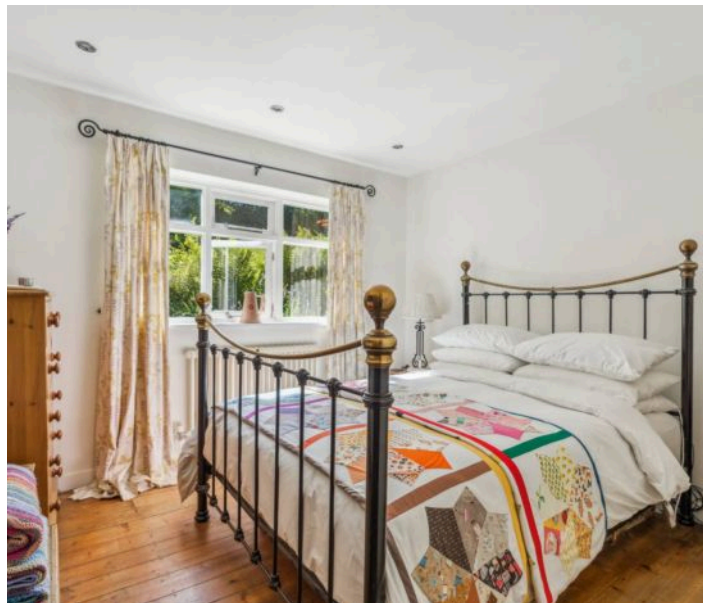
Prestwood village centre has an excellent range of day to day facilities available including a variety of local shops, and Supermarkets, together with Doctors' and Dentists' surgeries. There are local schools for children up to the age of 11 years. For secondary education see further information below. Nearby Great Missenden also offers a main line rail link into Central London which is ideal for the commuter. For more extensive requirements both High Wycombe and Amersham are approximately 4/5 miles from Prestwood.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F





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A unique and extended Grade II Listed, thatched cottage with a generous garden and recently constructed garage/workshop in a lightly wooded location.

The Thatched Cottage is believed to date from the mid sixteenth century and was originally the lodge for the Old Rectory. This exquisite cottage has been lovingly and sympathetically updated to provide warm and cozy accommodation in a tranquil setting surrounded by light woodland with easy access for country walks.

There is a flat-roofed extension to the rear and there may be scope for a further single-storey extension to the rear subject to listed building consent. The current owners have erected a superb, oak workshop/double garage and re-thatched the roof approximately 3 years' ago.

The front door is to the side with the door opening directly into the sitting room with an open fireplace and quarry-tiled floor. The dining room is in the centre of the cottage with access to the kitchen, bathroom and bedrooms off this central, circulating space.

Outside, the gardens wrap around three sides of the property. A driveway to the side leads to the garage and provides off road parking.



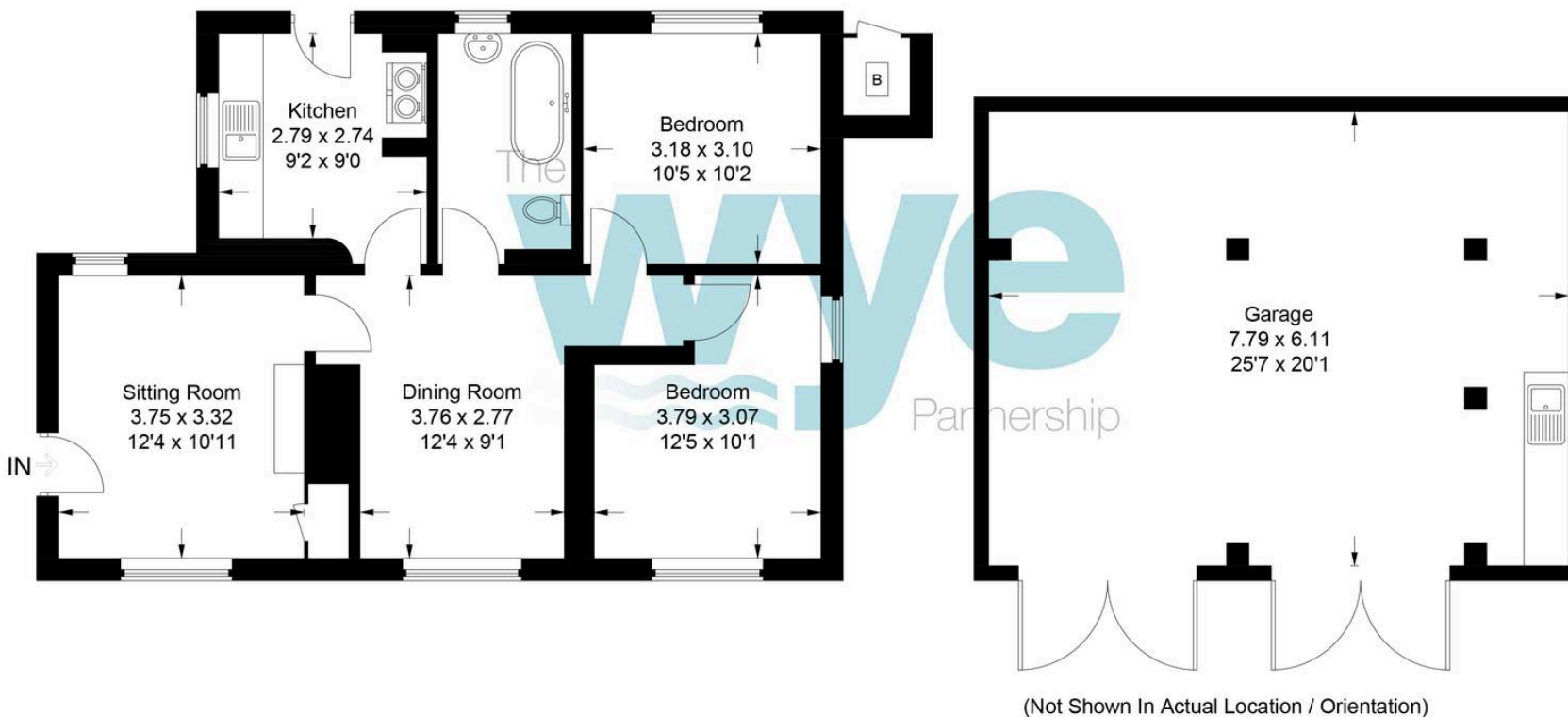


## The Thatched Cottage

Approximate Gross Internal Area = 66.8 sq m / 719 sq ft (Including Boiler)

Garage = 47.6 sq m / 512 sq ft

Total = 114.4 sq m / 1,231 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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## The Wye Partnership Prestwood

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