



The Lee, Great Missenden

Carter Jonas

ORCHARD HOUSE THE LEE GREAT MISSENDEN HP16 9NA

- Large Family Home
- Four Reception Rooms
- Four Bedrooms
- Three Bathrooms
- Double Garage and Mature Gardens
- No Chain

SITUATION AND LOCATION

A large detached family home situated on a no-through road, overlooking countryside to the front aspect. The property has generous accommodation and occupies a mature plot.

DESCRIPTION

Large reception hall with galleried landing and cloakroom off. Well balanced drawing room with central Inglenook style fireplace with fire basket and hood, French doors to garden.

Good size family room with French doors opening onto garden patio. Dining room with wall lights points and window to front with views towards countryside. Study with window to front aspect.

Kitchen breakfast room comprising a range of oak fronted cabinets with integrated gas hob, two electric ovens, dishwasher, electric hob, and fridge freezer. Space for breakfast table and French doors onto gardens. Utility room with range of cabinets, sink and space for laundry appliances.

The principal bedroom is a large double room with dual aspect windows and ensuite comprising a white suite with bath. Bedroom two is a large room with built in wardrobes, and ensuite comprising bath, and separate shower enclosure. Bedroom three is a double room and bedroom four is a good single room. House bathroom comprising bath, separate shower enclosure, wash basin and toilet.

SUBSTANTIAL HOUSE IN A POPULAR VILLAGE LOCATION WITH COUNTRYSIDE VIEWS. FOUR RECEPTION ROOMS, FOUR BEDROOMS AND THREE BATHROOMS, COMPLIMENTED BY A DOUBLE GARAGE, PARKING AND MATURE GARDENS.







Situated on a no through road with countryside front views, the property is approached through double wooden gates onto a block paved driveway providing generous parking. Detached double garage.

The front garden is walled with a lawn and borders. There is a side garden with a patio, and mature rear gardens with lawn, borders and a patio area.

FURTHER INFORMATION

Mains electricity, drainage, and water
Calor gas central heating
Council Tax Band H
Mobile phone coverage and speeds can be checked here: checker.ofcom.org.uk - we understand signal is good outdoor on some networks.
Broadband speeds can be checked here: checker.ofcom.org.uk - we understand superfast broadband is available.

AGENTS NOTE

The property is being sold by the Secretary of State for Transport. It was acquired in connection with the HS2 project. Restrictions relating to future compensation claims in respect of the scheme will be included in the sale contract. The property is approximately 1,143m from the line.

ADDITIONAL INFORMATION

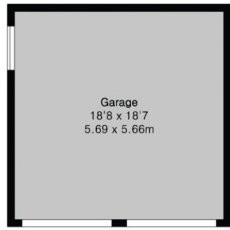
Tenure Freehold
Viewing Strictly by appointment through the sole selling agents Carter Jonas - T: 01865 511444

Directions to HP16 9NA

what3words:/// deranged.overhear.paths







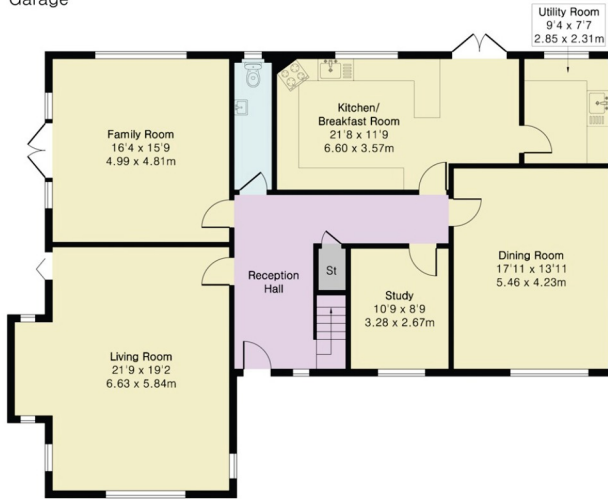
Garage

**Approximate Gross Internal Area 3246 sq ft - 301 sq m
(Including Garage)**

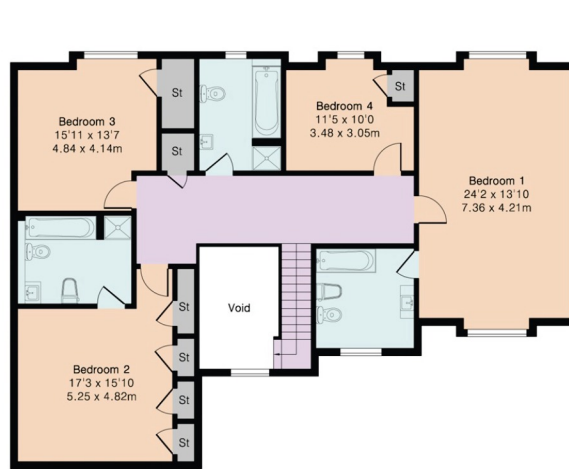
Ground Floor Area 1575 sq ft – 146 sq m

First Floor Area 1324 sq ft – 123 sq m

Garage Area 347 sq ft – 32 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Carter Jonas

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E	44 E	
21-38	F		
1-20	G		

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Offices throughout the UK



IMPORTANT INFORMATION

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