



**Cobblershill**  
Great Missenden | Buckinghamshire

**£1,500,000**  
Freehold









# Blossoms

## Cobblershill | Great Missenden

In a hamlet location, sitting close to beautiful woodland and backing on to open countryside, this property would be ideal for anyone seeking a peaceful, rural lifestyle, yet within easy access to London via Great Missenden or Wendover rail station (Marylebone line).

Some of its pleasing features are:

- Three bedrooms
- Two reception rooms
- Double Garage
  - Large plot
  - Own driveway
- Solar hot water heating
- Many character features



**Entrance hall** - Spacious, fitted carpet, double glazed casement door, stairs rising to the first floor, under stairs storage cupboard, airing cupboard housing lagged copper cylinder hot water tank, water softener.

**Sitting room** - Wood panelled walls, exposed brick chimney breast, contemporary style wood burning stove with external air vent set on a Quarry tiled hearth, radiator, fitted carpet, open to study.

**Study** - Fitted carpet, radiator.

**Garden room** - Triple aspect, double glazed sliding patio doors to a south west facing sun terrace, electric heater.

**Dining room** - Solid wood Parquet floor, walk-in storage cupboard, double glazed double doors to garden.

**Kitchen** - Fitted with a range of matching base units and wall cabinets, worktop with inset two and half bowl sink unit with single drainer and mixer tap, walk-in larder/pantry cupboard, breakfast bar end with a mix of worktop and Slate, Neff five ring induction hob with a Neff extractor hood over, Bosch integrated combination microwave oven, electric dual oven with grill, plumbing for dishwasher, plumbing for washing machine, space for tumble dryer, double glazed door to a glass potting shed, tap, stone effect vinyl floor, walk-in storage cupboard.

**Shower room WC** - Large shower cubicle, enclosed wash hand basin with mixer tap and cupboards under, low flush WC, radiator with heated towel rail surround, fitted carpet, wall mounted electric fan heater, storage cupboard.

**External WC** - Oil fired central heating boiler, white suite comprising low flush WC, wash hand basin, tiled floor.

**Bedroom two** - Dual aspect, radiator, two sets of built-in wardrobe cupboards and fitted carpet.

**First floor**

**Landing** - Fitted carpet, under eaves storage.

**Master Bedroom** - Dual aspect, picture window affording views across the grounds and towards the countryside beyond, built-in wardrobe cupboards, double glazed double doors to a large roof balcony with cast iron railings.





**Shower room WC** - White suite comprising low flush WC, fully tiled, wash hand basin, shower cubicle, fitted carpet, radiator, storage cupboard.

**Bedroom three** - Dual aspect, fitted carpet, radiator, built-in wardrobe cupboards, large picture windows affording views across the gardens.

**Garage** - Large workshop, power and light, two double up and over doors.

**Outside** – Four acres of gardens, one and a quarter acres of woodland, orchard, greenhouse, garden store with power, Nissen hut.













Energy Efficiency Rating		Current	Potential
The more energy efficient, the lower running costs.			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
1-20	G		
The less energy efficient, the higher running costs.			
England, Scotland & Wales			



64 High Street, Great Missenden, Buckinghamshire HP16 0AN Tel: 01494 890990  
 Email: [info@jeremyswan.co.uk](mailto:info@jeremyswan.co.uk) To register, please visit our website at [www.jeremyswan.co.uk](http://www.jeremyswan.co.uk).  
 To unsubscribe, please log in to your account on our website and follow the instructions.



All due care has been taken in the preparation of these particulars. However no responsibility is accepted for errors, nor can any claim be entertained for any expenses or inconvenience caused by reason of the withdrawal of particulars properties from the market by previous disposal or otherwise. All properties are offered subject to contract and being available on receipt of offers. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents, buyers are advised to obtain verification from their Solicitor. Room measurements have been made using a sonic tape. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as approximate. Photographs are for illustration only, may have been taken using wide angle lenses, and may depict items which are not for sale or not included in the sale of the property.

