



Thearon, Lee Common, Buckinghamshire, HP16 9JT



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*A beautiful 'Liberty' cottage with a wealth of character in a lovely village setting with views to the front, and large gardens to the rear.*

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Entrance hall | Sitting room | Kitchen/Dining room | Utility | Ground floor shower room | 3 bedrooms | Family bathroom | large garden | Off-street parking

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Thearon is a lovely character 'Liberty' cottage situated in the heart of Lee Common on Oxford Street.

Originally built by the Liberty estate for workers returning from the first world war this characterful cottage provides a lovely family home in the heart of this pretty village high in the Chiltern Hills.

The cottage briefly comprises a hallway giving access into the large Kitchen/Dining Room, which has a large square bay to the front and views over the rear garden at the back. The sitting room has a pretty fire place with recently installed wood burning stove and is at the front of the property. There is rear lobby with access into the utility room and ground floor shower cloakroom.

On the first floor there are three bedrooms and a family bathroom. The window in the main bedroom to the front offers far reaching views cross the allotments and to the woodlands beyond.

Outside there is a driveway to the front providing parking for several cars and access through an archway to a large rear garden which is principally laid to lawn and is well enclosed by mature hedges, and fencing.

In addition to the existing accommodation the house does offer huge scope for extension and updating, subject to the usual planning consents.

**Price... £795,000**    *Freehold*





## LOCATION

The Lee, a Conservation Area, is centred around the picturesque village green with The Cock and Rabbit Inn located at its south-east corner. The 12th Century Old Church, a Grade I Listed Building, is of special interest and the surrounding countryside offers a network of public footpaths and bridleways. There is a local community shop, tennis and cricket clubs with village schools available at Lee Common and Chartridge. Great Missenden and Amersham are 2½ miles and 6½ miles respectively. Links to the M1, M25 and A41 are readily accessible. The neighbouring towns provide commuter stations for London (Marylebone and Baker Street).

## DIRECTIONS

From our offices in Great Missenden, take the link road, turn right at the roundabout then left at the next roundabout onto Frith Hill. take the next left onto the South Heath leg of the Hill and follow this road for about 2 miles. On entering the village of Lee Common turn left into Oxford Street, Thearon will be found on the Right.

## Additional Information

Council Tax Band F | EPC Band F

## School Catchment

4+ Lee Common C of E School 7+ Great Missenden CE Combined School Boys' Grammar; Dr Challoner's Girls' Grammar; Dr Challoner's High School Mixed Grammar; Chesham Upper/All ability; The Misbourne School (We recommend you check accuracy and availability at the individual schools)

## MORTGAGE

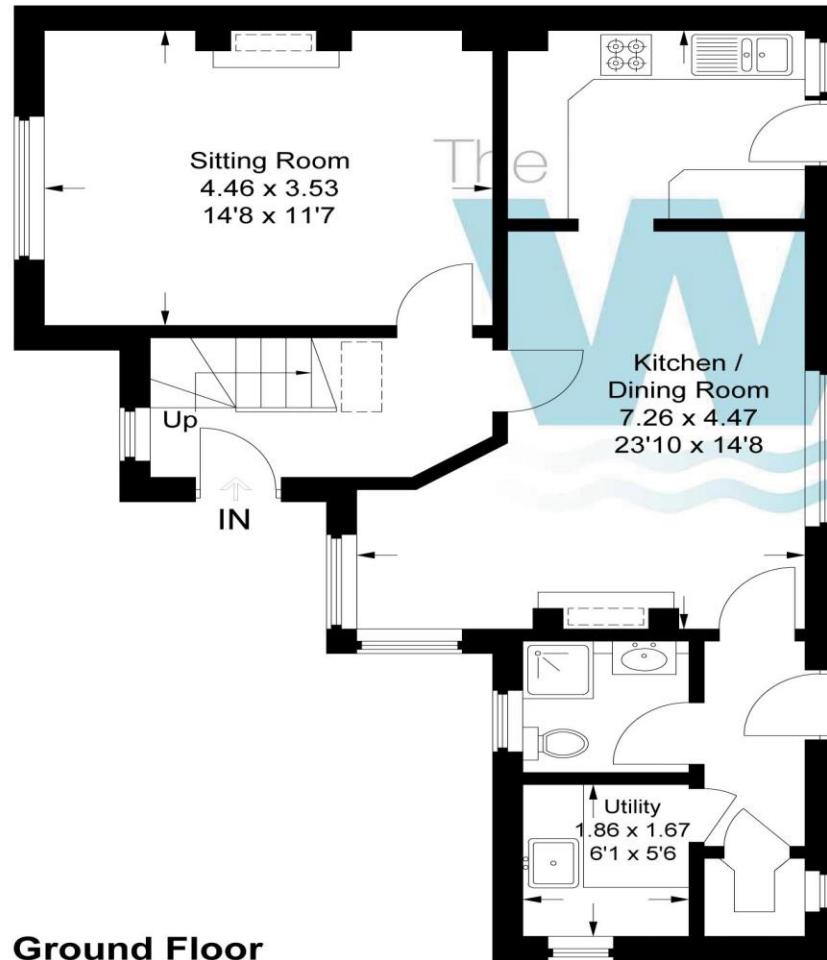
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*

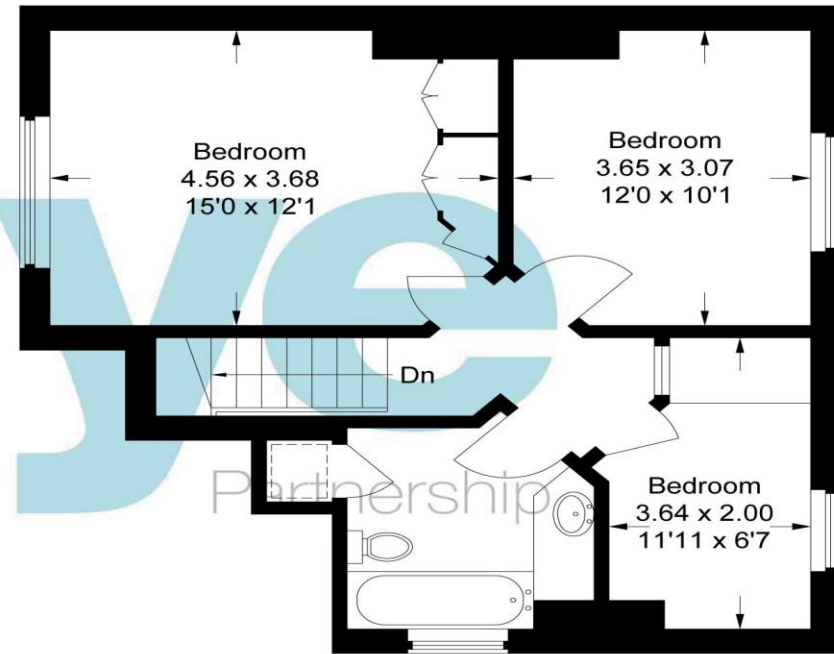


# Thearon


Approximate Gross Internal Area  
Ground Floor = 58.3 sq m / 628 sq ft  
First Floor = 47.1 sq m / 507 sq ft  
Total = 105.4 sq m / 1,135 sq ft



**Ground Floor**



**First Floor**

 = Reduced headroom below 1.5m / 5'0

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