



{ WRIGHTS YARD GREAT MISSENDEN HP16
£1,995 PER MONTH AVAILABLE 16/10/2026

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Wrights Yard Great Missenden
HP16

£1,995 Per Month
Unfurnished

 2 Bedrooms
 1 Bathroom
 2 Receptions

Features

- 2 Bedrooms, - Living room, - Kitchen, -
Bathroom, - Study, - Garden, - Council Tax
- F, - EPC - C, - Deposit - £2301

Council Tax

Council Tax Band F

Hamptons
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{ CHARMING TWO BEDROOM COTTAGE IN POPULAR VILLAGE.

The Property

Nestled in the heart of Great Missenden, this delightful two-bedroom home with a study, offering a perfect blend of character, convenience, and comfort. Situated in a quiet cul-de-sac, this property enjoys a peaceful setting while being just a short stroll from the village's charming high street, boutique shops, cafes, and the Chiltern Line railway station, providing excellent links to London. The home features a spacious living room, a well-appointed kitchen, and a modern bathroom, making it an ideal choice for professionals, small families, or downsizers. The additional study provides a versatile space for home working or hobbies. Externally, the property boasts a private garden, perfect for relaxing or entertaining, along with a garage for parking or extra storage. With its prime village location, excellent amenities, and countryside walks on the doorstep, this property presents a fantastic opportunity to enjoy the best of village life with superb connectivity. Early viewing is highly recommended.

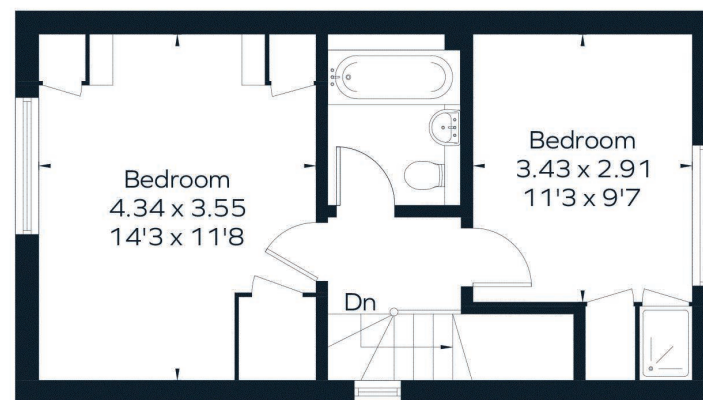
Location

Great Missenden is a charming and affluent village in the Chiltern Hills, Buckinghamshire, offering an ideal balance of countryside tranquility and excellent connectivity. Popular among professionals and young families, the village boasts a picturesque High Street lined with independent boutiques, cozy cafés, and traditional pubs. For those commuting to London, Great Missenden railway station provides direct services to Marylebone in approximately 40 minutes, while the A413 and M40 ensure easy access to

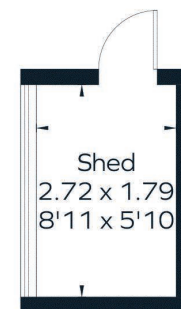
surrounding areas. The area is well-regarded for its outstanding schools, including the sought-after Great Missenden CofE Combined School and excellent grammar schools in nearby Amersham and Chesham. Nature lovers will appreciate the rolling hills and woodland walks, particularly in the surrounding Chilterns Area of Outstanding Natural Beauty. With a strong community feel, vibrant local events, and an appealing mix of period homes and modern developments, Great Missenden offers the perfect blend of rural charm and modern convenience



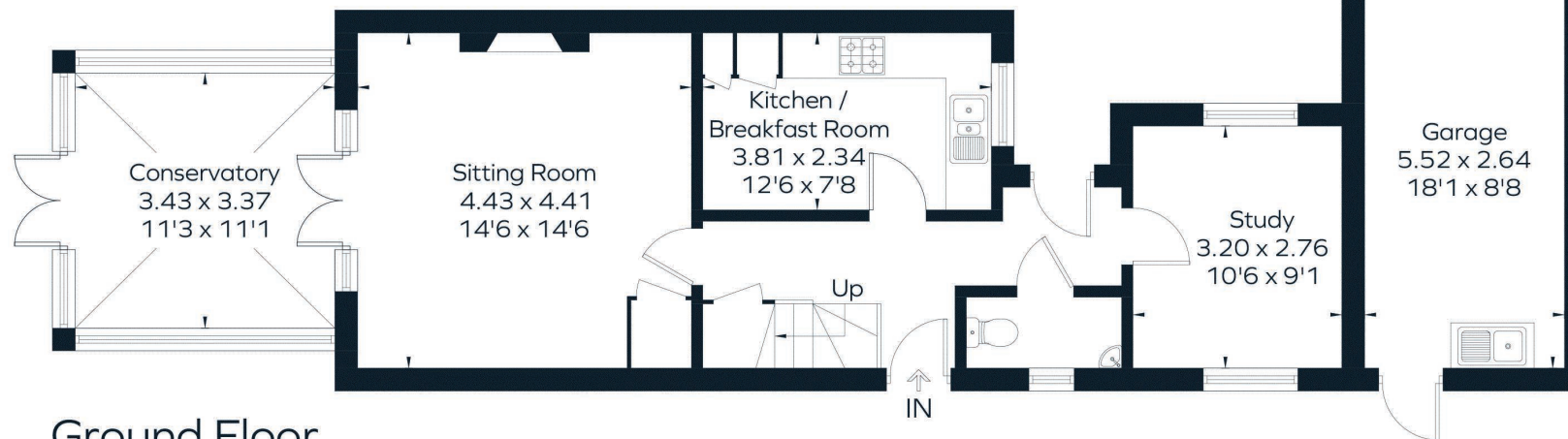
Approximate Floor Area = 100.3 sq m / 1080 sq ft
 Garage = 14.6 sq m / 157 sq ft
 Total = 114.9 sq m / 1237 sq ft (Excluding Shed)



First Floor



(Not Shown In Actual
Location / Orientation)



Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #86841

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92-100)		86
B (81-91)		
C (69-80)	72	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

