



First floor apartment

2 Old Town Farm, Great Missenden, Buckinghamshire HP16 9PA

A spacious, two-bedroom, first floor apartment overlooking beautiful landscaped gardens, with access to an indoor swimming pool and within walking distance of the historic village.

Entrance Hall

Sitting Room

Kitchen

**Two Double
Bedrooms**

**Master bedroom
with en suite
shower**

Bathroom

Garage

Patio Garden

**999 year Lease
(from 1984)**

No Ground Rent

55+ Age Covenant

The Property

2 Old Town Farm is a recently refurbished first floor apartment converted from the 19th Century Grade II listed farmhouse which is situated at the entrance to the development and overlooks the courtyard gardens.

From the ground floor entrance, stairs lead up the to the apartment's spacious hall/ landing area which gives access to all the rooms. The large sitting room has double aspect windows and a feature fireplace. The new, modern kitchen has a range of fitted units with a built-in oven and hob plus integrated fridge/freezer. There is sufficient space for a table and chairs in front of the large sash window.

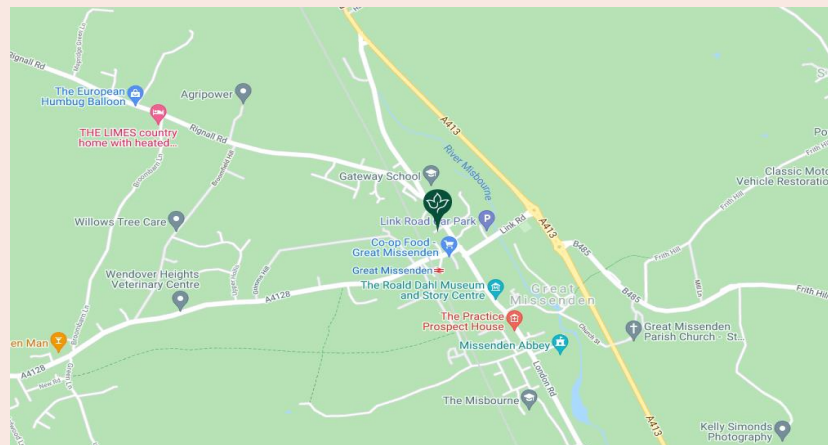
The two double bedrooms both have fitted wardrobes. The master bedroom also has a new en suite shower room. The main bathroom has also been fully refitted. The apartment has been redecorated with new flooring and carpets throughout.

The property has new electric storage heating and a partially boarded loft, accessed via a folding ladder, provides useful extra storage. The property has its own carport which is situated close by.

Guide Price : £450,000 (Leasehold)

Directions to Old Town Farm

From the A413 Amersham to Aylesbury Road, take the A4128 Link Road west into the centre of Great Missenden. At the T Junction with the High Street turn right, pass the turning to Station Road on your left and continue up the High Street. Old Town Farm will be found in a short distance on your left.



For viewings please call Cognatum Property on 01491 821170 (Mon-Sat 9am-5pm)



Sitting Room



Sitting Room



Kitchen



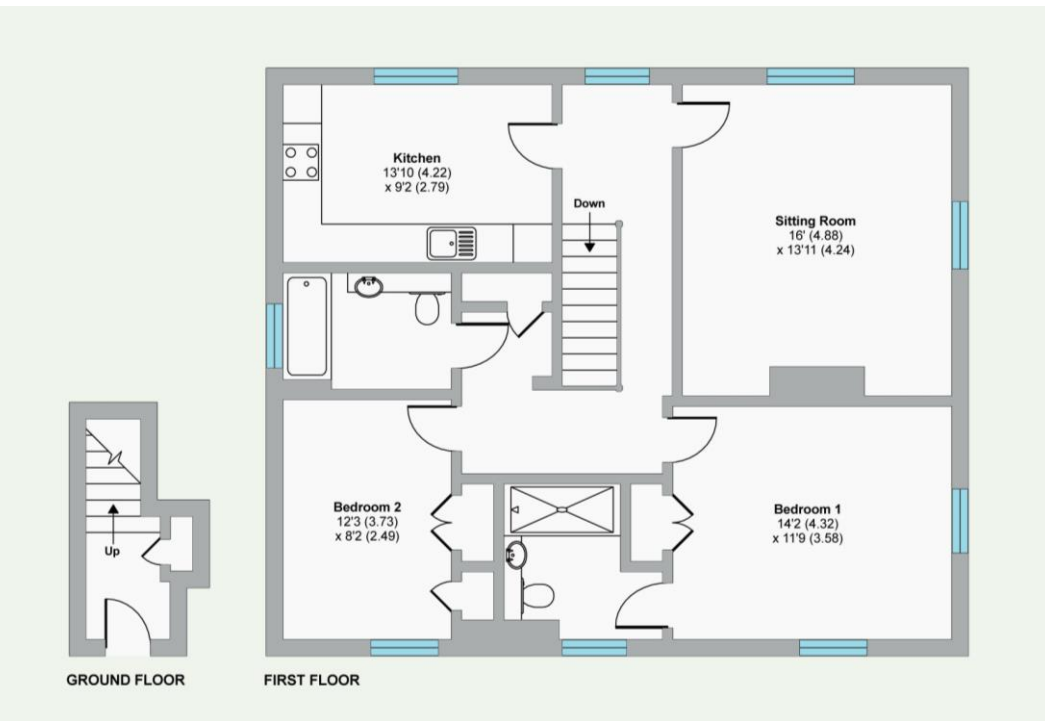
Master bedroom



Master bedroom new en suite shower



New bathroom



Communal Garden

Approximate Gross Internals: 95 m² / 1023 ft²

Service Charge: £5,876 pa

Energy Performance Rating: E (48)

Council Tax Band: F

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor. Photographs may show general view of retirement estate.

Old Town Farm

Some of the charm of Old Town Farm comes from the knowledge that this is where Roald Dahl once came for his eggs. Much of the character of the old farmyard is preserved with the farmhouse, flint barns and the huge old timbered barn, which now encloses a stunning swimming pool and changing rooms. Some of the cottages overlook the main garden square, which is attractively landscaped with herbaceous borders and trees, all of them have conservatories. The estate is naturally hidden from the high street by a high brick and flint wall.

Great Missenden is a thriving village in a Conservation Area, surrounded by the Green Belt. Within easy walking distance of Old Town Farm is both the station and the long, curving high street of half-timbered and Georgian shops. There are restaurants, pubs, bookshops, newsagents, food retailers, boutiques and a post office. The village has plenty of clubs and societies for all interests, both sporting and cultural, and the district is a golfers' paradise with courses in all directions. High Wycombe is just seven miles away and offers a large shopping centre and the Wycombe Swan Theatre, which hosts a good range of local, national and international companies and performers.

Cognatum Estates Limited provides the services and amenities shown below together with the maintenance, repair and insurance of the buildings, personal alarms, window cleaning and refuse collection. The cost of providing these services is shared equally between all properties.

Services and Amenities at a glance



16 PROPERTIES
BUILT 1996



RESIDENT
ESTATE
MANAGER



GARDENER



SWIMMING
POOL



The Swimming Pavilion



Great Missenden High Street



Missenden Abbey



Wycombe Swan Theatre

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