

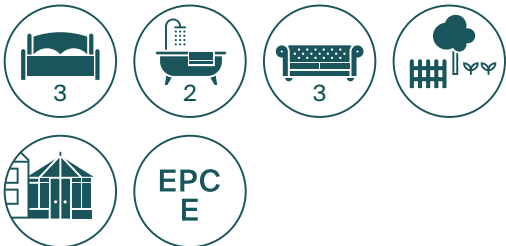


Flint Cottage
Beamond End
Buckinghamshire





A stunning brick and flint cottage in a peaceful rural location.



Flint Cottage is an idyllic detached brick and flint cottage in the small hamlet of Beamond End, the name derived from the old French 'beau mont' meaning beautiful hill.

Situated in an Area of Outstanding Natural Beauty in the Chiltern Hills midway between the towns of Amersham, Great Missenden, High Wycombe and Beaconsfield, there is a broad range of amenities, shopping and leisure facilities and schooling close by.



Penn 3 miles
 Amersham 3.5 miles
 High Wycombe 4 miles
 London Marylebone 25 minutes
 Beaconsfield 6 miles
 London Heathrow 19 miles
 Central London 30 miles
 (All distances and times are approximate)



The cottage is accessed from the entrance porch which leads into the kitchen with a tiled floor and beamed ceiling, there are fitted units and a breakfast bar area. To the left is a utility room with a butlers sink and space for white goods, which in turn leads to a well equipped shower room with a velux roof light.

From the kitchen a door leads through to an inner hallway with a store cupboard, stairs rising to the first floor and a door into the dining room (currently used as a reception hallway), again with exposed painted ceiling beams, a feature fireplace and a window to the side.

The main sitting room is triple aspect and has a lovely exposed brick and flint internal wall and a working open fireplace with stone hearth and surround. Beyond the sitting room is the conservatory (currently used as a dining room), with tiled flooring and doors opening to the rear garden.

To the first floor the light and bright master bedroom has a window to the side and two to the rear, along with a large built-in cupboard. There are two further bedrooms and a modern family bathroom with a white suite.

The front of the cottage is approached through a gate giving access to a gravel driveway with parking for a number of cars. There is a shed with power (previously used as an office), a wood store and access along the side of the house to the rear garden.

Immediately to the rear of the conservatory is a paved terrace, ideal for outside entertaining and this leads onto a large lawned area enclosed by mature hedging and trees. There is a delightful hidden dining area, providing shade from a flowering canopy above. In all the garden extends to nearly 1/4 acre and is extremely private.



Flint Cottage lies in the catchment area for a number of excellent schools including: Dr Challoner's Grammar School for boys, Beaconsfield High and Dr Challoner's High Schools for girls and Chesham Grammar School for boys and girls (all Ofsted rated "outstanding").

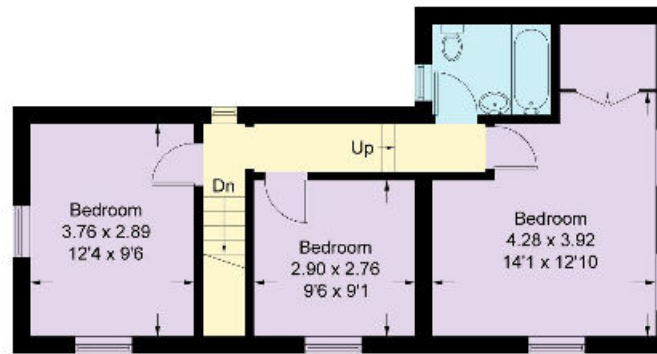




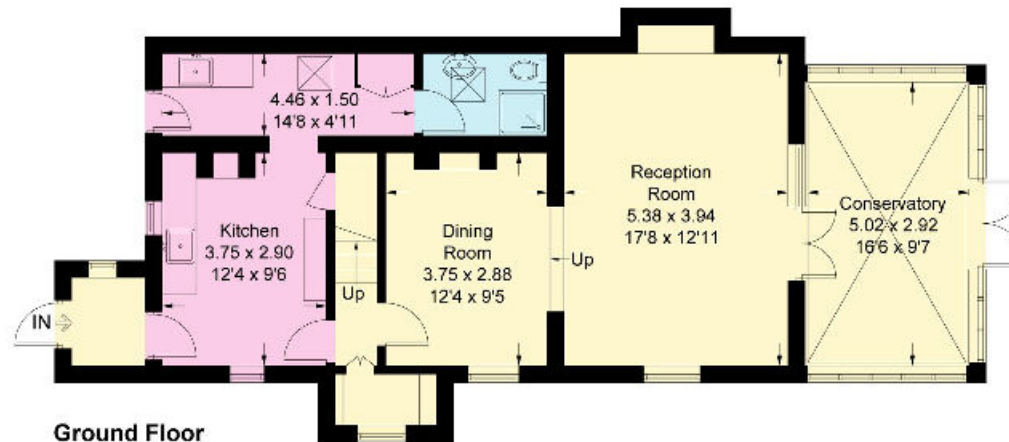


Beamond End Lane

Approximate Gross Internal Area
130.7 sq m / 1407 sq ft



First Floor



Ground Floor

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. (ID570863)

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