



Old Thatch

Edlesborough | Buckinghamshire

FINE & COUNTRY





Old Thatch

| The Green | Edlesborough | Buckinghamshire | LU6 2JF

Old Thatch is a charming four/five-bedroom 16th Century Grade II Listed detached character cottage which has undergone an extensive program of extensions and refurbishments to transform it into a truly stunning family home with a blend of modern finishes and original character features. The property is positioned within approximately a 0.65-acre plot and located along The Green in the heart of the picturesque and sought-after Buckinghamshire village of Edlesborough.

With over 4600 sq. ft of spacious accommodation, Old Thatch dates from 1580 and boasts an abundance of character features such as exposed beams and original fireplaces including an impressive brick-built inglenook fireplace. One of the main features of this historic home is the impressive architectural design-winning kitchen/dining/family room that reaches over 36 ft. in length, with a captivating spiral staircase to a first-floor cinema room. With its floor-to-ceiling glass panelled walls, this room provides an ideal space to relax and unwind whilst enjoying views onto the formal grounds and, by opening the bi-fold doors to the patio area, creates a hybrid indoor/outdoor space and a picturesque setting for al-fresco dining overlooking the private garden.

As you step into this historic home, you are greeted by a warm and inviting entrance hall that seamlessly connects you to the main reception rooms of the cottage. The first reception is a cosy sitting room, offering a serene ambience and showcasing the impressive brick-built inglenook fireplace. This delightful space serves as a perfect retreat, allowing you to unwind and enjoy the tranquil atmosphere with a dual aspect outlook onto the formal grounds. Beyond the sitting room is the inviting formal dining room, featuring an open fireplace, and a staircase that ascends to the principal bedroom suite. The dining room sets the perfect atmosphere for elegant formal dining with friends and family and provides access to the triple aspect family/entertainment room which provides a cosy setting for families to come together or an ideal children's room. The ground floor also features a shower room with a tiled walk-in shower.

The master bedroom offers a tranquil retreat with its dual aspect outlook over the formal grounds and features a designated dressing room - a versatile area which can serve as a fifth bedroom if desired. The main staircase from the inner hallway leads to three double bedrooms and a family bathroom. The second bedroom stands out with its generous double size and dual aspect, offering ample space and natural light. Although an independent room, it can – if required by younger families - conveniently connect to the dressing room, which in turn leads to the principal bedroom. The first-floor accommodation is completed by two additional double bedrooms that enjoy scenic views of the formal gardens, and a large family bathroom that offers a separate shower cubicle and a 6 ft. free-standing cast iron bath; perfect for relaxation.





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Old Thatch is approached from The Green via electric gated access and features a vast expanse of lawn that is bordered by a multitude of flower beds and mature trees. The long gravel driveway allows for multiple vehicles to be parked off-road, and leads to a sizeable double width, double length detached garage. The detached garage features a secondary floor above with a generous sized dual aspect home office, perfect for those working from home. The detached garage and home office also provides potential to be converted to a separate detached annexe, creating versatile accommodation for multi-generational living. The rear garden is a true highlight of the property. The patio area creates an ideal entertaining space and extends to the landscaped lawn that is bordered by a mixture of flower beds, mature trees and hedge boundaries providing a high degree of privacy.

Edlesborough is a beautiful Buckinghamshire village that offers a variety of amenities and benefits from being within the catchment area of Aylesbury's sought-after Grammar Schools. Old Thatch is situated close to the Village Green, with its weekend cricket matches and village tennis club. The surrounding area boasts stunning natural scenery, with attractions such as The Chiltern Hills, Dunstable Downs and Whipsnade Zoo all located nearby. The nearby market town of Tring offers local shopping facilities, while more extensive amenities can be found in nearby towns such as Berkhamsted and Leighton Buzzard. Edlesborough is also well positioned for access to London, with the M1 Junction 11 approximately 6 miles away. There are excellent train links to London available from either Tring or Leighton Buzzard and journey times from 30 minutes make it a convenient location for commuting into the capital or exploring the wider area.



- Charming Grade II Listed 16th Century Detached Cottage
- Architectural Design Winning Open Plan Living & Cinema Room
- Four/Five Bedrooms, Family Bathroom and Shower Room
- Modern Finishes with Character Features Throughout
- Front and Rear Formal Landscaped Private Gardens
- Secluded Position and Situated in Approximately 0.65 Acre
- Large Detached Double Garage with Second Floor Home Office
- Spacious Accommodation Throughout with Annexe Potential
- Desirable Buckinghamshire Village & Excellent School Catchment
- Excellent Transport Links to London Nearby

Property Information

Tenure: Freehold

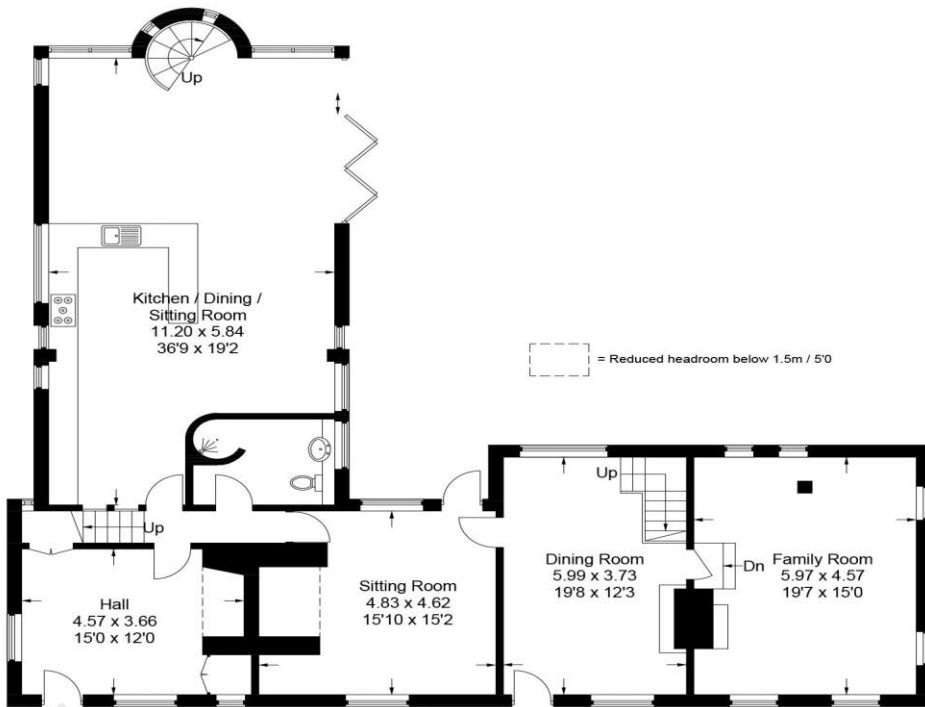
Gas, Mains Water, Electricity

EPC Rating: Exempt

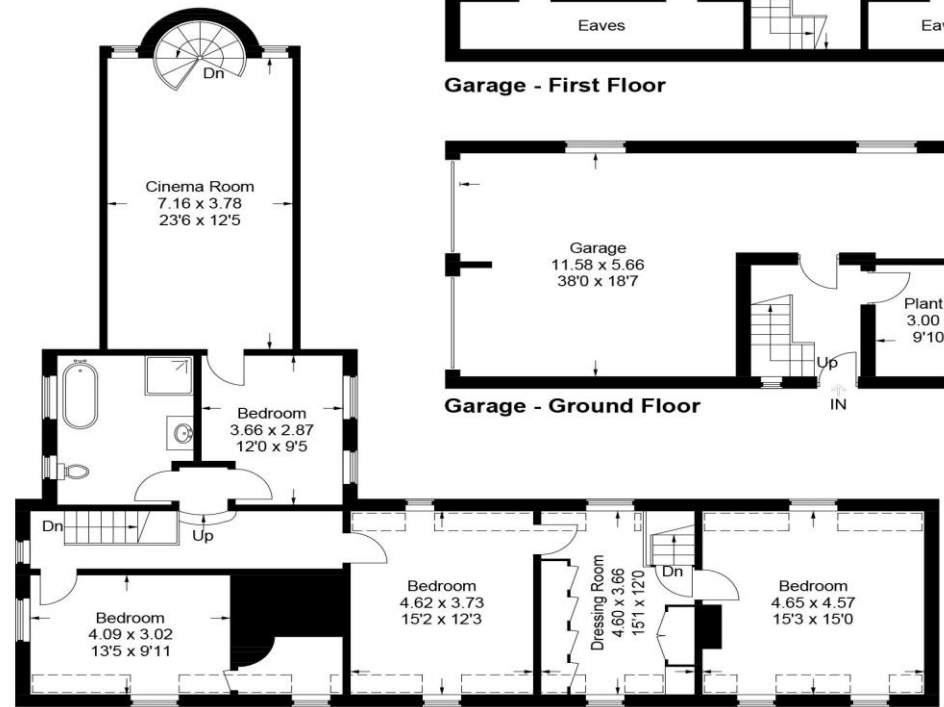
Council Tax: Band G

Local Authority: Buckinghamshire Council

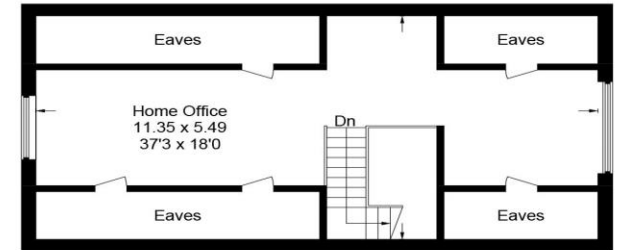
Approximate Gross Internal Area
 Ground Floor = 164.4 sq m / 1,770 sq ft
 First Floor = 136.7 sq m / 1,471 sq ft
 Garage - Ground Floor = 64.8 sq m / 697 sq ft
 Garage - First Floor = 64.6 sq m / 695 sq ft
 (Including Eaves)
 Total = 430.5 sq m / 4,633 sq ft



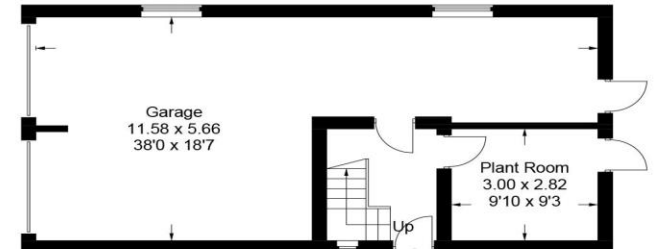
Ground Floor



First Floor



Garage - First Floor



Garage - Ground 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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