





Guide Price
£900,000

An extremely rare opportunity to purchase a beautiful three bedroom former Game Keepers Cottage dating back to 1894 retaining many of its original character features and standing on just under half an acre of formal gardens and woodland. The property is approached via a long drive and is ideally situated in the heart of The Chiltern Hills whilst offering access to several mainline train stations with a short drive. Benefits include two separate reception rooms, open plan kitchen and dining room, utility room and cloakroom and a range of outbuildings and garaging.

Property Description

ENTRANCE

Hardwood door to:

ENTRANCE HALL

Stairs to first floor.

CLOAKROOM

Window to rear. Low level w.c. wash hand basin, tiled floor, part tiled walls.

LOUNGE

Windows to front and side and glazed double doors to rear. Feature open fireplace, two radiators, built in dresser with storage cupboards and shelving over.

STUDY

Windows to front and rear aspects. Radiator, built in cupboards and shelving, understairs storage cupboard.

DINING ROOM

Glazed door and window to side aspects. Feature fireplace, two radiators, built in dresser opens to:

KITCHEN

Windows to side and rear. Fitted with a range of both floor and wall mounted units with work surface over, double bowl double drainer stainless steel sink unit with mixer tap, built in oven and hob, plumbing for dishwasher, part tiled walls.

UTILITY ROOM

Built in cupboards, butler sink, plumbing for automatic washing machine, wooden work surface, tiled floor, stable door to rear, door to cloakroom.

LANDING

Access to loft space.

BEDROOM ONE

Window to front aspect. Range of built in wardrobes, radiator, built in cupboard.

BEDROOM TWO

Window to side. Range of built in wardrobes, radiator.

BEDROOM THREE

Windows to front and rear aspects. Built in wardrobe, radiator.

BATHROOM

Secondary double glazed window to rear. Comprising panelled bath with mixer tap and shower attachment, wash hand basin, low level w.c., tiled walls, tiled floor, heated towel rail.

OUTSIDE

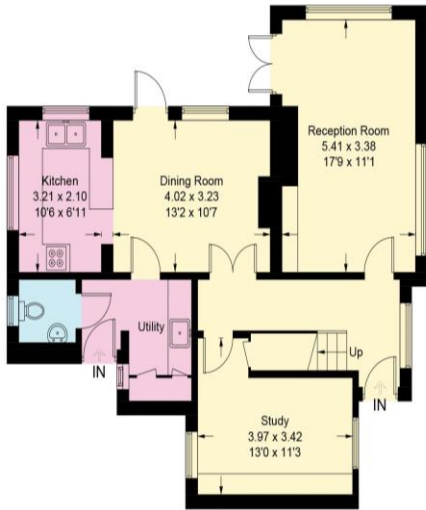
GARAGE

A detached timber garage.

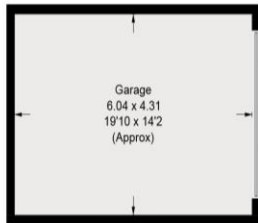
GARDENS

The grounds extend to just under half an acre and extend to the front, side and rear of the property. They are extremely well established and are a mixture of sculptured lawns with well stocked flower and shrub beds with patio areas and a large wooded area, there are a number of timber outbuildings. The plot is accessed via a long shingled driveway which leads to the rear of the property and the garaging and outbuildings.

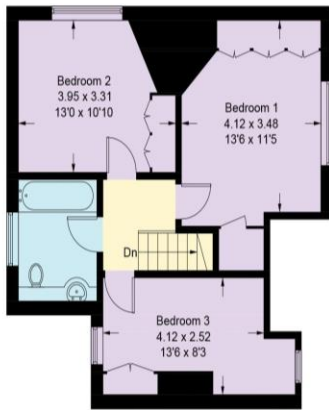
Cast



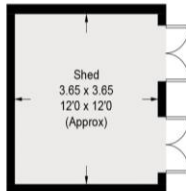
Ground Floor



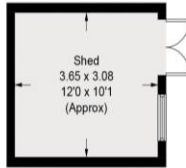
(Not Shown In Actual Location / Orientation)



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E		
(21-38) F	27	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents