





Guide Price
£675,000

Set within the heart of the Chiltern Hills in an extremely private and elevated location this Grade II listed 18th century three/four bedroom detached cottage with many original features stands on a plot of approximately half an acre and has been used for many years as kenneling. The property is being sold with approximately 70 years remaining on the lease and does require modernisation but equally offers tremendous potential to create a fabulous family home. Benefits include two separate reception rooms, study/bedroom four, kitchen & bathroom,

Property Description

ENTRANCE

Leaded light door to:

ENTRANCE HALL

Stairs rising to first floor with storage cupboard below, access to loft area.

LOUNGE

Leaded light bay window to front aspect. Tiled fireplace with wood surround and built-in cupboards to either side, radiator.

DINING ROOM

A double aspect room with leaded light bay window to front aspect and leaded light window to side. Brick built fireplace with storage cupboards to either side, radiator.

STUDY/BEDROOM FOUR

Leaded light window to front aspect. Radiator, pedestal wash hand basin.

KITCHEN

Fitted with a range of both floor and wall-mounted units with work surface over, single drainer stainless steel sink unit with mixer tap, plumbing for washing machine, cooker point, feature bread oven, radiator. Leaded light window to rear aspect, part glazed door to lobby.

REAR LOBBY

Leaded light door to garden.

BATHROOM

White suite comprising panelled bath with mixer tap and shower attachment, wash hand basin with storage cupboard below, low level WC, complementary tiling, radiator, part tiled walls.

LANDING

Window to side aspect. Radiator, built-in cupboard.

BEDROOM ONE

Leaded light window to front aspect. Built-in wardrobe, pedestal wash hand basin, radiator.

BEDROOM TWO

Leaded light window to side aspect. Radiator, built-in wardrobe.

BEDROOM THREE

Leaded light window to front aspect. Built-in cupboard, radiator.

OUTSIDE

GARAGE/PARKING

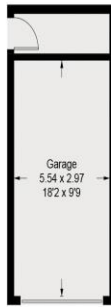
Garage with up and over door, personal door to garden, driveway parking.

GARDENS

The gardens extend to approximately half an acre and are surrounded by the most beautiful countryside enjoying views over the Chiltern Hills towards the Vale Of Aylesbury, extending to all sides of the property the gardens are mainly laid to lawn with various mature fruit trees and a range of outbuildings, kennels and runs. The gardens are enclosed by fencing and mature hedging with gated side access, outside lighting and oil fired boiler.

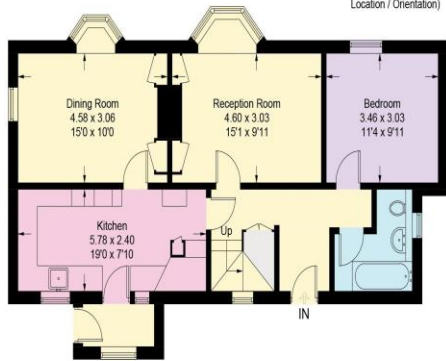


Clipperdown Cottage



(Not Shown In Actual Location / Orientation)

= Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor

Approximate Total Area

1266 sq ft / 117.6 sq m

Garage = 211 sq ft / 19.6 sq m

Total = 1477 sq ft / 137.2 sq m

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. (ID1245347)

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

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