







**Guide Price**  
**£800,000**

Situated in this highly desirable Buckinghamshire village this charming three bedroom detached cottage has been extended and renovated to a very high standard and stands on a large mature plot which extends to 0.6 of an acre. The property offers flexible accommodation and benefits include three reception rooms, fitted kitchen/breakfast room, main bedroom with en suite, further bathroom and shower room, a double garage/workshop, driveway parking for numerous vehicles and high speed fibre broadband ready to be connected.

# Property Description

## ENTRANCE

Solid oak leg and brace door to:

## ENTRANCE HALL

Double glazed oak windows.

## SHOWER ROOM

Limestone tiled shower cubicle, wash hand basin, low level w.c.. radiator, double glazed window to the side.

## KITCHEN/BREAKFAST ROOM

A lovely triple aspect room with hand made solid oak double glazed windows to front and both sides. Fitted with a range of floor and wall mounted units with quartz work surface over. One and half ceramic bowl drainer sink unit with mixer tap, built in AEG oven and induction hob, integrated dishwasher. Limestone tiled floor with underfloor heating, pantry and utility cupboard.

## SNUG

Bay window to the side. Radiator. Door to inner hall and steps to lounge. Vaulted ceiling with exposed beams.

## LOUNGE

Leaded light window and door to the front. Under stairs storage cupboard, terracotta tiled floor under floor heating, door to sitting room and open through to inner lobby.

## SITTING ROOM

A beautiful room with double glazed full height windows to the side and rear giving a triple aspect. Oak flooring with underfloor heating. Double glazed double doors to rear.

## INNER LOBBY

Stairs to first floor. Under floor heating, Leaded light window to front, door to bathroom.

## BATHROOM

Ball and claw bath with mixer tap and shower attachment, pedestal wash hand basin, low level w.c., travertine tiled floor with under floor heating. Double glazed window to the front and rear.

## INNER HALL

Doors to bedrooms one and two.

## BEDROOM ONE

Double glazed double doors to rear. Two radiators.

## EN-SUITE

Limestone tiled shower cubicle, wash hand basin, low level w.c., oak flooring

## BEDROOM TWO

Double glazed window to the rear.

## FIRST FLOOR LANDING/ STUDY AREA

Radiator, leaded glazed window to the side.

## BEDROOM THREE

Leaded light glazed window to the front, radiator.

## OUTSIDE

## FRONT GARDEN

Mainly laid to lawn with path to the front and driveway providing parking for numerous vehicles leading to the garage.

## REAR GARDEN

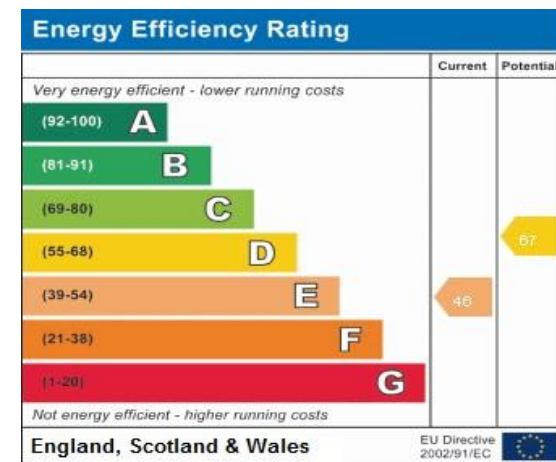
An exceptionally large plot which is mainly laid to lawn with a shingled patio area all enclosed by timber fencing and mature hedges. Timber storage barn. Views to open fields behind.

## DOUBLE GARAGE/WORKSHOP

A detached larch clad building with twin double doors, power and lighting, storage over, personal door to rear.

## STABLES

Timber stable block.



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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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