



**CHEQUERS LANE,
PITSTONE LU7 9AG**

CHEQUERS LANE

£825,000 FREEHOLD

PITSTONE, LU7 9AG

A delightful character property in a tucked away position in a sought after no through lane in the popular Buckinghamshire village of Pitstone. Three bedrooms plus a one bedroom annex (annex is currently a successful Airbnb) with convenient access to Cheddington and Tring train stations.

The Old Bakehouse and Garden Room offer an appealing package to suit a variety of lifestyles for those seeking character accommodation in an idyllic village location with easy access to trains and amenities. The Bakehouse offers three double bedrooms and two bathrooms while the annex, which adjoins the main house and has direct access from the garden, is currently providing a successful Airbnb business but would make an excellent office suite or additional family accommodation as it comprises one bedroom, bathroom, garden room.

The cottage is very well presented throughout and enjoys a tucked away, peaceful position on Chequers Lane. A gated pathway gives way to the cottage and the beautifully maintained, secluded gardens which provide a wonderful first impression and a taste of what's to come inside. The open plan kitchen and dining room has a spacious and sociable feel to it with ample room to entertain guests in front of a multi fuel stove. Traditional shaker style cabinets provide plenty of storage with space for appliances and an electric Rayburn. There is a w/c and stairs to the first floor behind a cottage latch door in the kitchen and a lounge featuring wood flooring and exposed ceiling beams (added in the early 1980s) and glazed doors open directly into the garden. From here, a door leads to a snug/office with mezzanine storage and double doors to the annex. The garden room is a light and airy space with glazed walls front and back and sliding doors which give access to the garden. There is a lobby with a bathroom and a guest bedroom. Upstairs the main cottage offers three double bedrooms with en-suite to the master and a family bathroom.

This sought after Buckinghamshire village, close to the borders of Hertfordshire and Bedfordshire, is situated on the edge of the Chilterns, surrounded by countryside, but with excellent road and rail links close by. The village lies close to some 5,000 acres of National Trust land, where Pitstone Windmill and Ivinghoe Beacon can be found. Village facilities include a recreation ground, general store, village hall and church and primary school. Nearby towns offer a more comprehensive range of facilities, from the boutiques and coffee shops in picturesque Tring and Berkhamsted, to the shopping centres and department stores of Milton Keynes, Hemel Hempstead and Aylesbury, all of which also boast multiplex cinemas and extensive leisure facilities. Tring and Cheddington train stations are a couple of miles away providing a frequent service to London Euston.



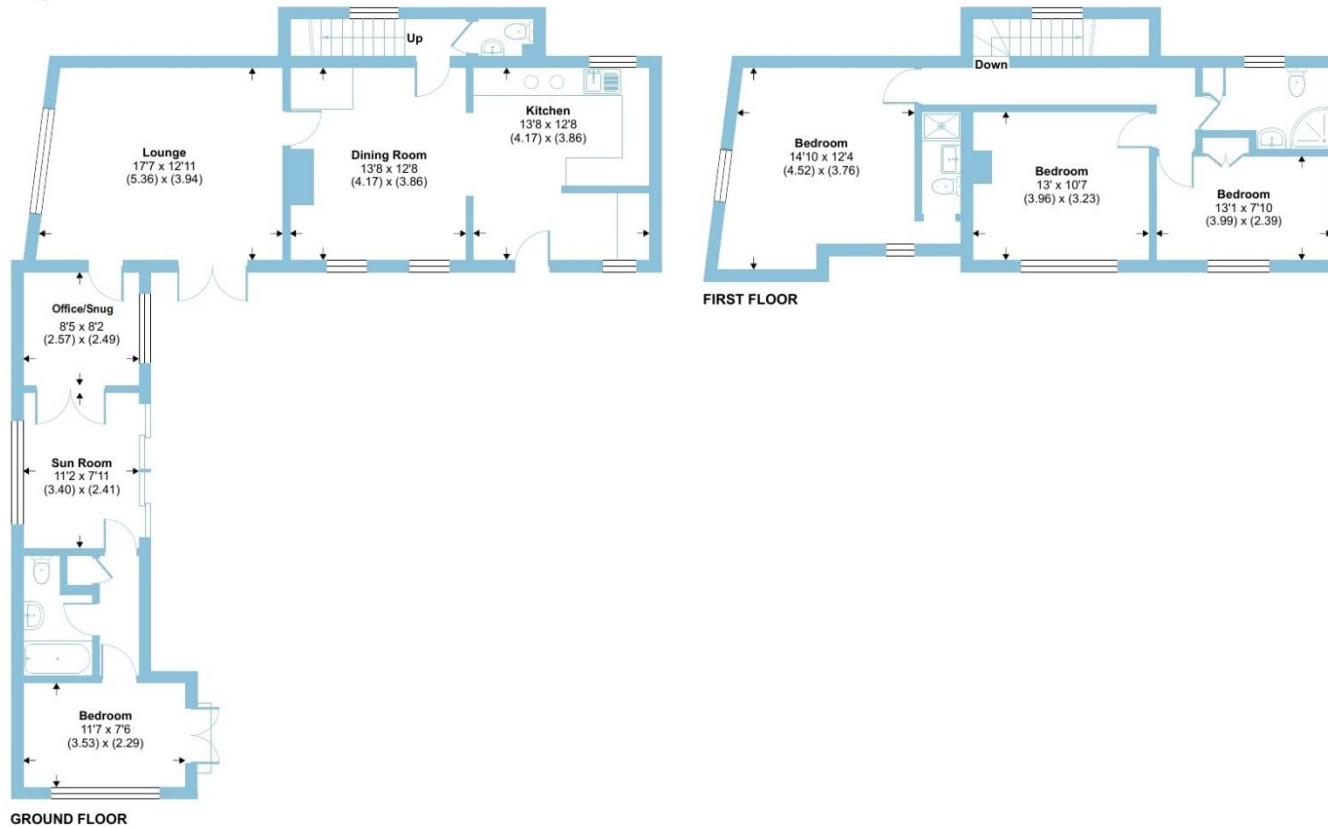




Chequers Lane, Pitstone, Leighton Buzzard, LU7

Approximate Area = 1627 sq ft / 151.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Barnard Marcus. REF: 1130032



TRG108005 – Version 4

EPC rating – awaited Council Tax Band - E

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