



VICARAGE ROAD  
PITSTONE, LU7 9EY



# VICARAGE ROAD

£490,000 freehold

PITSTONE, BUCKINGHAMSHIRE LU7 9EY

**An appealing character cottage overlooking glorious AONB countryside and the gorgeous limestone and flint church with the Chiltern Hills beyond. Gated driveway and large wrap around gardens offer excellent potential to extend subject to planning etc. There is no onward chain.**

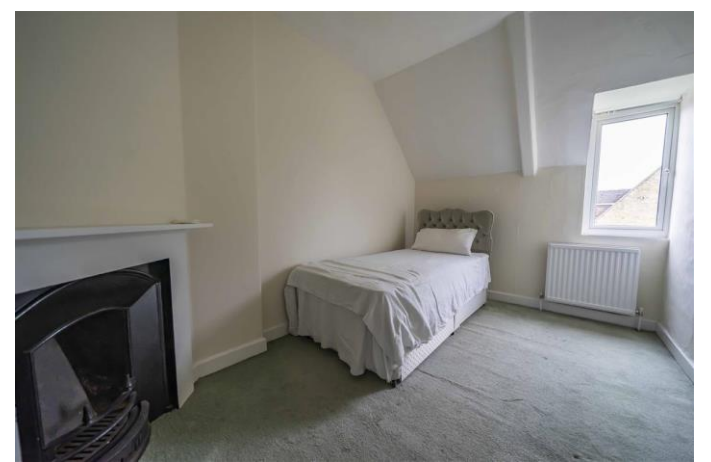
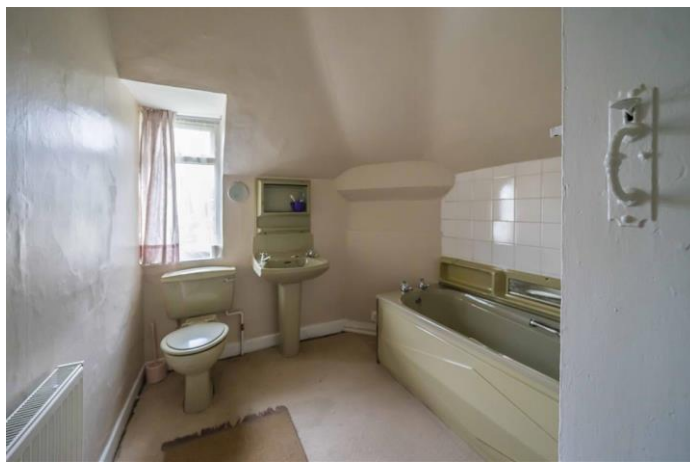
Idyllically positioned adjacent to some of the most breath-taking countryside in Buckinghamshire, this pretty cottage with large gardens and gated driveway is a hidden gem just waiting to be restored to its former glory. There is plenty of scope to extend the cottage (subject to planning etc) to create a sizeable family home in the future; currently, the accommodation comprises entrance hall with flag-stone floor and stairs to the first floor. Doors open to the living/dining room and office/snug which could be used as a third bedroom. The spacious living/dining room enjoys the wonderful countryside view with the Chiltern Hills and Church backdrop. A gas fire with back boiler sits in the chimney where there once was a fireplace. A kitchen/breakfast room runs across the rear and looks onto the pretty garden. The adjoining boot room has a cleaner's sink and pantry and, being a convenient place to kick off muddy boots, has become the natural entrance to the cottage. Upstairs drop-latch doors open to the two bedrooms and a bathroom. The principal bedroom is ideally positioned to make the most of the view of the church, while the back bedroom has a lovely view of its own.

Outside there is a long driveway with a five-bar gate off Vicarage Road. A pathway leads to the front door while the glorious gardens open up and wrap around the side and rear providing a wonderful space to enjoy; perfect for the green-fingered gardener as productive vegetable plots have been the pride and joy in by-gone times, or children and dogs could run free enjoying the wonderful space.

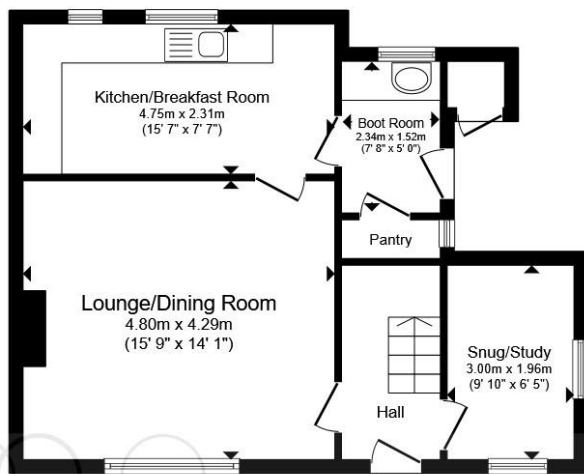
Vicarage Road is regarded as one of the most desirable roads in the area, having spectacular countryside running along one side and views of Pitstone Windmill. This sought-after Buckinghamshire village, close to the borders of Hertfordshire and Bedfordshire, is situated on the edge of the Chilterns, 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 Hemel Hempstead and Aylesbury, both of which also boast multiplex cinemas and extensive leisure facilities. Tring train station is a couple of miles away, providing a frequent service to London Euston (approx 40 mins).



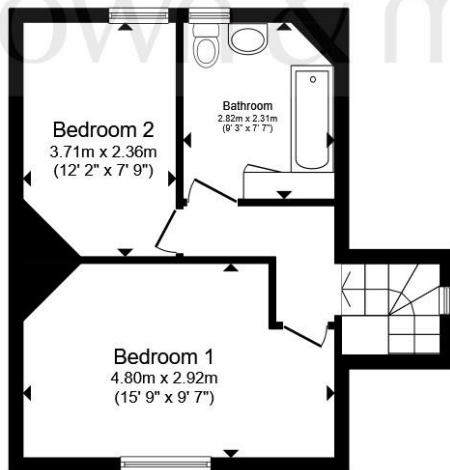








**Ground Floor**



**First Floor**

Total floor area 83.5 sq.m. (899 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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EPC rating – E Council Tax Band - D

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