



## Parrotts Lane

Buckland Common, Tring, Hertfordshire HP23 6NX





## Architecture that whispers, gardens that sing.

Hidden discreetly within a tapestry of bucolic Buckinghamshire countryside, this beautiful Grade II listed property - its earliest fabric dating to the 16th century - is more than a house. It is a quietly resonant, almost organic presence: a historical witness to centuries of English rural life, shaped gently by time and the hands of generations of custodians.

Set within over 1.5 acres of lush gardens and grounds, the house unfolds in a series of episodic moments; some cultivated, others romantically unkempt – and each offering a private vantage on the surrounding landscape. Mature trees, wildflower meadows and formal planting all conspire to create a sanctuary that is both deeply secluded and visually expansive. From every window, nature is drawn in, framing the architecture with texture and tranquillity.

The property has evolved organically over time; expanded and adapted in response to the changing needs of each generation, with the result now just under 3,000 sq ft of richly characterful, versatile accommodation. And, while parts of the house would certainly benefit from some sympathetic modernisation, its soul remains gloriously intact:

**Guide price:** £1,750,000  
**Tenure:** Freehold



hand-hewn beams, timeworn fireplaces and a feeling at every turn, that you are walking through a layered architectural narrative.

The experience begins with a grounded, almost ecclesiastical entrance hall, from which the living spaces radiate. The sitting room, with its woodburning stove, flows into a peaceful garden room, while the formal dining room - anchored by a huge inglenook fireplace - feels made for candlelit conversation. Along the hall, a light-filled family room opens directly onto the gardens.

The kitchen and breakfast room is farmhouse in spirit yet practical in execution. A gently ticking over AGA offers warmth and ritual at the heart of the space. From here, doors open to a generous southerly-facing terrace, where the scent of herbs mingles with the soft heat of sun-warmed brick. A utility room, cloakroom and secondary entrance complete the ground floor.

Upstairs, there are four generous double bedrooms, each enjoying views across the gardens. The principal suite is dual-aspect, with an adjoining dressing room and en suite shower room.

## Location

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