



## Chequers Lane

Pitstone, Buckinghamshire LU7 9AG



## Picture-book poetry with a contemporary heart.

Tucked away in the quiet historic enclave of Pitstone Green, Robin Cottage is an enchanting 19th-century detached thatched house, recognised on the Buckinghamshire Heritage List for its architectural and historic significance. One of the oldest properties in the village, it stands as a rare surviving example of the area's rural past - its picture-book elevations and steep thatch lending it immense charm and presence.

The cottage is not part of a cluster, but rather stands apart - its historic fabric and pastoral character offering a striking contrast to its 20th-century neighbours. This juxtaposition is echoed in the house itself, where a bold, contemporary single-storey extension has been added to the rear, creating a compelling interplay between the warmth of historic detail and the light-filled openness of modern design.

Internally, the house unfolds with an inviting sense of character. A generous reception hall, currently used as a study, sets the tone, with a wood burning stove providing a warm welcome and a natural spot to read or work. The sitting room lies beyond, centred on a large open fireplace, and both rooms feature handsome parquet flooring.

**Guide price:** £700,000  
**Tenure:** Freehold





The modern kitchen, dining and family space sits within the extension to the rear; a beautifully conceived addition, drenched in light from a trio of skylights and wall of bifold doors that open directly onto the garden. Traditional cabinetry anchors the kitchen, which includes integrated appliances and a substantial central island that invites gathering and conversation. Underfloor heating runs throughout the space.

The four bedrooms are arranged across two floors. Upstairs, the principal bedroom is accessed via its own dressing room and enjoys an en suite shower room. A charmingly idiosyncratic window set at low level offers views of the lane from the bed. A second upstairs bedroom features exposed beams and an undulating lathe-and-plaster ceiling. The remaining two bedrooms are on the ground floor, one of which also benefits from its own en suite shower room, and both offering flexibility of use. A family bathroom, designed in a classic black-and-white palette, features a freestanding bath and walk-in shower. There is also a separate utility room.

The rear garden, with a south-easterly aspect, is laid to lawn and planted with mature shrubs. There is an attractive terrace for outdoor dining while, at the far end of the garden, sits a garden cabin with bifold doors, currently used as a home office but equally well suited to studio or gym use.

To the front, the large private drive provides parking for up to five cars.



Finally, prospective purchasers with school-age children may wish to note that the property is located within walking distance of Brookmead primary school, close to Cheddington Combined School and is situated within the Buckinghamshire grammar schools catchment area.



## Every home tells a story

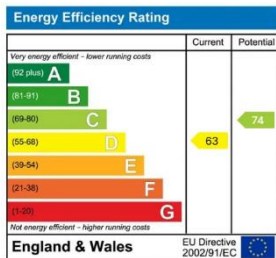
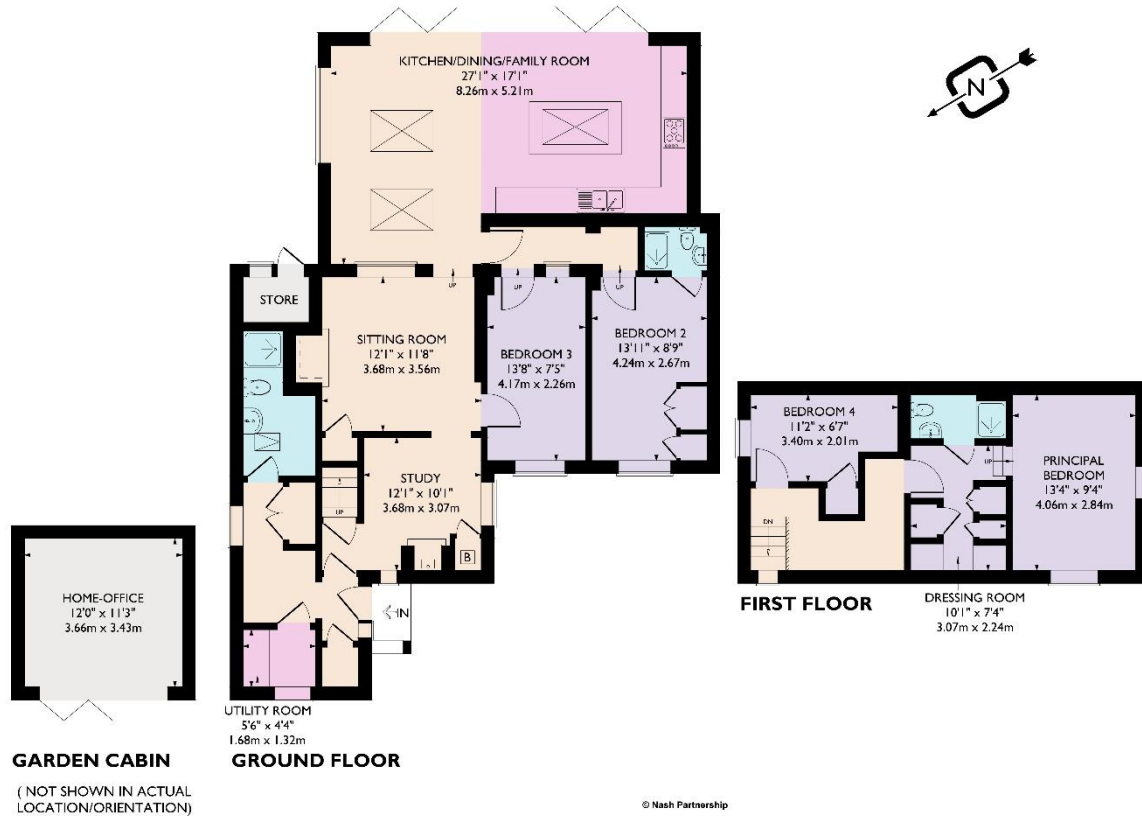
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APPROXIMATE GROSS INTERNAL AREA = 1591 SQ FT / 148 SQ M  
 OUTBUILDING = 135 SQ FT / 13 SQ M  
 TOTAL = 1726 SQ FT / 161 SQ M



Council Tax Band: E

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Tring Office | 01442 820420  
 35 High Street, Tring, Hertfordshire HP23 5AA

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