



brown & merry

Country House  
& **Farm Sales**

Three Horseshoes Cottage, Meadle, HP17 9UD



# Three Horseshoes Cottage, Meadle, HP17 9UD

Country House  
& Farm Sales





## THE MAIN HOUSE

This stunning, archetypal 'Chocolate Box' thatched cottage is nestling in the heart of one of the area's most sought-after hamlets within Buckinghamshire. Situated in the heart of Buckinghamshire's highly sought after Chiltern Hills, listed as an area of outstanding natural beauty and with views of the Chiltern Hills the cottage abuts open countryside. Three Horseshoes Cottage sits on impressive corner plot with grounds and formal gardens of just under 0.5 acres and provides a perfect setting for this most impressive home. Offering four/five bedrooms and three bathrooms the cottage has been extensively and lovingly improved throughout to the highest of standards. From the front door, the property gives you a real sense as to what's to come. Opening in to a characterful and spacious reception area with exposed beams, stairs to first floor and doors to the sitting and dining room as well as an inner hall. Leading off of the reception hall you are lead through to the impressive 27ft sitting room which also features exposed beams and a large brick fireplace with burner. Access to the study/fifth bedroom is towards the rear of the sitting room.







There is an equally impressive bay fronted dining room with an open fireplace and exposed beams to the ceilings. Leading through to the country style kitchen, with its views over the extensive gardens and beyond there are some beautiful features including a large Belfast drop sink and center island. The inner lobby incorporating a cloakroom leads to a downstairs bedroom with adjoining dressing area and en-suite shower room. A bright double aspect garden room offers a very pleasant outlook over the gardens.

On the first floor the exceptional finish continues. With a wealth of character throughout there are three bedrooms. The master bedroom hosts a comprehensive range of built in wardrobes and beautiful views over the gardens and grounds.



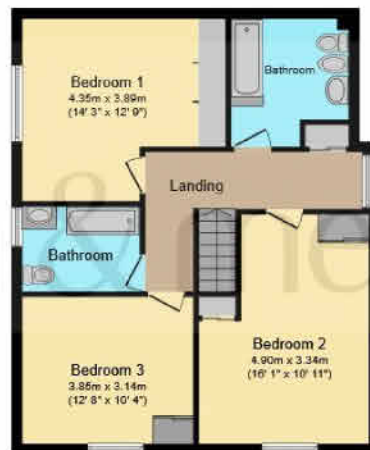


The second and third bedrooms, both doubles have views to the front of the property. The two first floor bathrooms both have a superb sense of space and style.

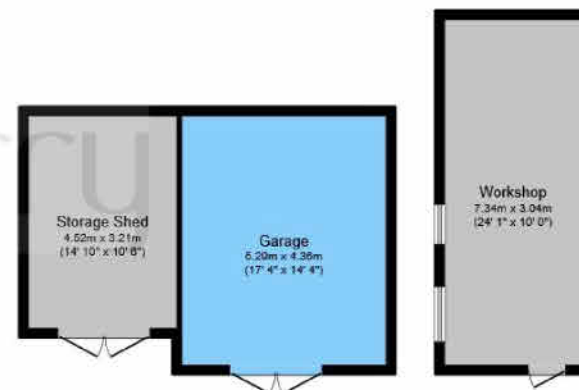




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 289.4 m<sup>2</sup> (3,115 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area) and details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken by the agent. You must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## OUTSIDE

Upon arriving a driveway provides parking for multiple cars and offers access to the garage and the large storage shed. A picket fence and gate leads you through to the formal gardens and grounds and the amazing entertaining Loggia perfectly blends the inside and outside together.

As already mentioned, Three Horseshoes Cottage occupies grounds

totaling around 0.5 acres. These largely comprise mature gardens, of a south/westerly aspect, with neat lawns, various patios for all times of the day, a selection of specimen trees and well stocked flower beds. There is also a large workshop and green house, and a further small shed to the rear of the gardens.







## LOCATION

The property is situated in the popular and picturesque Buckinghamshire village of Meadle. Local shops and recreational facilities can be found in both Princes Risborough, approximately 2.7 miles away, and Thame approximately 7 miles away. There are more comprehensive facilities available in both High Wycombe and Aylesbury, approximately 9 and 8 miles, respectively. Nearby Princes Risborough boasts a Mainline railway station, with train times to London Marylebone recently improved to 36 minutes. The M40 motorway can be accessed at junction 6, approximately 9 miles away, giving access to London, Heathrow and the National Motorway Network. Orchard View farm shop is about 3 minutes' drive in the neighbouring hamlet of Little Meadle and has a shop, and butchery as well as a fantastic farm restaurant.

Princes Risborough 2.7 miles (London Marylebone 36 minutes), Thame 7 miles, M40 (J6) 9 miles, Oxford 21 miles, London Heathrow 35 miles, (All distances are approximate)

## EDUCATION

Buckinghamshire is an area that has long been renowned for its standard of schooling, both state and private, and Meadle is well situated to take advantage of the Buckinghamshire grammar school system.

## TENURE

Freehold

## SERVICES

Oil, Mains Electricity, Mains Water & Mains Drainage







Woollerton House, 7 High Street, Wendover,  
Aylesbury, Buckinghamshire

T 01296 622855  
E [wendovercfs@sequencehome.co.uk](mailto:wendovercfs@sequencehome.co.uk)  
W [brownandmerry.co.uk](http://brownandmerry.co.uk)

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, Home Report or, under former legislation a Home Information Pack, is held for this property, it is available for inspection at the branch by appointment. If you require a printed version, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either verbal or written on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to this including the extent and boundaries of the property and other important matters before exchange of contracts.

