

PLUMTREE COTTAGE

CHIVERY - BUCKINGHAMSHIRE



TIM RUSS
prime





PLUMTREE COTTAGE CHIVERY TRING HERTFORDSHIRE

Wendover c4 miles | Tring c4 miles
Chesham c7 miles | Berkhamsted c8 miles

**A quite delightful period cottage
standing in fabulous grounds
of approximately 2.25 acres
high in the Chiltern Hills**

Entrance Hall ~ Cloakroom ~ Study ~ Snug
Family Room ~ Kitchen/Breakfast Room
Utility Room ~ Sitting Room
Vaulted Garden Room

Master Bedroom with En Suite Bathroom and
Dressing Room ~ Four further Bedrooms
Family Bathroom

Double Garage ~ Outbuildings

Formal Gardens ~ Paddock

In All About 2.25 Acres

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LOCATION

This charming cottage stands in the heart of this small hamlet high in the Chilterns in an Area of Outstanding Natural Beauty close to Wendover Woods. The surrounding countryside offers a network of footpaths and bridleways providing some of the best walking and riding in the Chilterns. The nearby village of Wendover and market town of Tring offer a comprehensive range of local shops, supermarkets, restaurants and public houses. The small adjacent village of St Leonards has a church and a public house/restaurant.

THE PROPERTY

It is believed the original part of the cottage dates from 18th Century and has subsequently evolved over the years into a really lovely family home, with an abundance of character and generous versatile accommodation. The accommodation engages beautifully with garden and the setting as a whole is truly exceptional.

The front door opens into the original main hallway where there is a cloakroom and stairs to the first floor. In this section of the cottage there is a generous study, a cosy snug with a wood burner, which connects to a family room that has a lovely open fireplace. The kitchen/breakfast room has a lovely light triple aspect with casement doors opening onto a delightful area of courtyard garden. The kitchen is comprehensively fitted including integrated appliances. The essential utility room also opens onto the courtyard. The main drawing room has an open fireplace and connects with the fabulous vaulted garden room with glorious views across the garden.

On the first floor there is a lovely master bedroom with an en suite bathroom, which in turn leads through to a dressing room. Off the dressing room is a 'Minstrels' Gallery' above the garden room. There are four further bedrooms and a family bathroom, with a secondary staircase down to the family room.

OUTSIDE

The property is approached via a gravel driveway providing ample parking and turning space. There is a large double garage with two sets of double doors; an internal staircase leads to a first floor which would make a good home office or hobbies room.

The gardens are an absolute delight with interesting pockets to enjoy. There is a very pretty paved courtyard area to the rear which extends round to a large terrace outside and beyond the garden room. A wide expanse of lawn leads away to the rest of the garden, which offers complete privacy and is a profusion of colour with numerous shrubs, bushes and mature trees. There are two substantial timber outbuildings, a couple of brick outhouses and two greenhouses. At the foot of the gardens is an enclosed paddock.

COUNCIL TAX BAND G

ENERGY RATING

POSTCODE HP23 6LE







Plum Tree Cottage

Approximate Gross Internal Area

Ground Floor = 148.6 sq m / 1,599 sq ft

First Floor = 115.1 sq m / 1,239 sq ft

Garage - Ground Floor = 43.5 sq m / 468 sq ft

Garage - First Floor = 27.9 sq m / 300 sq ft

Outbuildings = 61.2 sq m / 659 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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