

DUNDRIDGE COTTAGE

ST LEONARDS - BUCKINGHAMSHIRE



TIM RUSS
prime





DUNDRIDGE COTTAGE GILBERTS HILL ST LEONARDS BUCKINGHAMSHIRE

Wendover c4 miles | Tring c4 miles
Chesham c5 miles | Berkhamsted c6 miles

**A delightful 4/5 bedroom period cottage
standing in large private gardens in a
wonderful setting high in the Chilterns**

Sitting Room | Dining Room | Study with Wine
Cellar | Hallway | Kitchen/Breakfast Room

Annexe – Living Room/Studio/Bedroom Five
Bedroom Four | Shower Room

Three Bedrooms | Bathroom | Cloakroom

Generous Garage | Workshop
Large Private Gardens

In All Approximately 0.66 Acre

TIM RUSS
prime

6 Burkes Court, Beaconsfield, HP9 1NZ
T 01494 674321 **E** prime@timruss.co.uk

4 Chiltern Court, Wendover, HP22 6EP
T 01296 621177 **E** wendover@timruss.co.uk

timruss.co.uk



LOCATION

Dundridge Cottage occupies an enviable position in this lovely quiet country lane on the periphery of the village with outstanding views to the front. This much sought after area of the Chilterns is perfectly located with easy access to main arterial routes and a choice of stations with services into either Euston, Marylebone or Baker Street. The neighbouring market towns and villages of Berkhamsted, Tring, Chesham and Wendover offer an excellent variety of shops and recreational facilities.

Although the postal address is Hertfordshire the property lies over the border in Buckinghamshire and falls into the much admired Grammar School catchment area with several excellent junior and senior schools.

THE PROPERTY

This charming cottage dates in origin from the 17th Century, subsequently added to in later years and offering versatile and spacious accommodation. The earliest part of the property still retains much of the original character with a wealth of exposed beams and a lovely inglenook fireplace. The ground floor accommodation is particularly generous and the property is south facing with garden views from most rooms.

The main entrance hallway, offering plenty of space for coats and boots, leads to the kitchen, main stairway and study. The kitchen/breakfast room is a lovely light double aspect room with fitted units, exposed oak beams, a larder and the all essential AGA. The study, with wine cellar below, leads through to the sitting room.

The sitting room is a lovely comfortable room boasting original oak beams, a stunning inglenook, baker's oven and salt hole and a casement door out to the garden. The sitting room leads onto a small hallway with the original old oak front door and then into the dining room. The dining room, converted from the original barn, is a fabulous room with a vaulted beamed ceiling and exposed trusses. It has a separate oil burner and is perfect for entertaining.

ANNEXE

There is a self-contained annexe, with separate entrance, which connects conveniently with the ground floor accommodation and can easily be incorporated within the main body of the house. The annexe has a living room with a kitchen area, a further bedroom and a shower room. The living area would also make a great studio or fifth bedroom.

BEDROOMS

There is a spacious master bedroom on the first floor, with its own staircase, original exposed beams, and a large en-suite bathroom with a dressing room off. Next door is a single bedroom leading through to a small landing from the main staircase.

A third generous bedroom, with delightful double aspect views of the garden, and a cloak room, are all accessed by the main staircase.

OUTSIDE

To the front of the property there is plenty of parking and access to the large garage. The gardens wrap around the side and rear of the cottage and are an absolute delight. Laid principally to lawn, interspersed with colourful beds and borders together with mature trees, they offer complete privacy. There is a brick built BBQ and decking area with vegetable garden and established apple trees beyond.

SERVICES

Mains water, electricity and drainage. Oil fired central heating. Fibre optic cable to the property.

COUNCIL TAX BAND F

POSTCODE

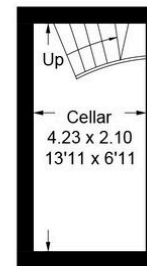
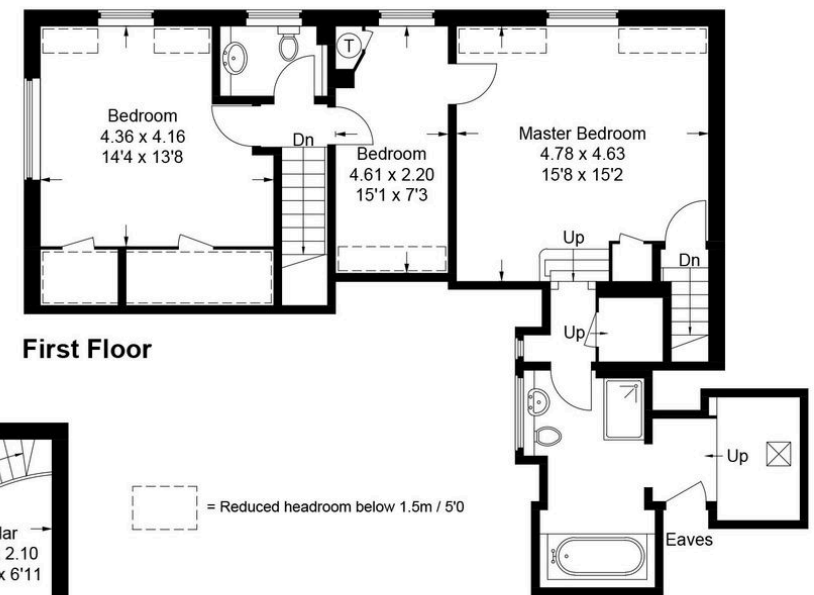
HP23 6NT

VIEWING

Strictly by appointment through the agents







= Reduced headroom below 1.5m / 5'0

Ground Floor

Cellar

Dundridge Cottage

Approximate Gross Internal Area

Cellar = 8.9 sq m / 96 sq ft

Ground Floor = 138.5 sq m / 1,491 sq ft

First Floor = 80.5 sq m / 866 sq ft

Garage / Workshop = 35.9 sq m / 386 sq ft

Total = 263.8 sq m / 2,839 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.



Disclaimer

Tim Russ & Company for themselves and for the Vendors or Lessors of this property whose agents they are give notice that: (1) The particulars and floor plans are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer

or contract. (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Tim Russ & Company has any authority to make or give any representation or warranty whatever in relation to this property. (4) They do not hold themselves responsible for any expense incurred in viewing the same or any liability in respect of abortive journeys. Terms quoted are subject to contract. Floor Plan copyright of Tim Russ & Company.



TIM RUSS
prime