

THE THATCHED COTTAGE

BUCKLAND COMMON - BUCKINGHAMSHIRE







THE THATCHED COTTAGE PARROTTS LANE BUCKLAND COMMON BUCKINGHAMSHIRE

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

**A charming Grade II Listed detached
cottage in a glorious setting high in
the Chilterns**

Entrance Hall | Sitting Room | Study | Dining Room
Kitchen/Dining/Living Space | Conservatory | Snug
Ground Floor Bedroom Suite

Main Bedroom with Ensuite Bathroom
Three Further Double Bedrooms
Family Shower Room

Single Garage | Delightful Mature Gardens

In All About 0.25 Acre



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LOCATION

The Thatched Cottage occupies an enviable position in this quiet country lane, just a stone's throw from the common in this much-admired hilltop village and only a short walk from the popular White Lion public house. This idyllic part 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 offer an excellent variety of shops and recreational facilities, plus schooling for all ages including the Grammar schools.

THE PROPERTY

The cottage dates in origin from the late 17th Century and still displays much of its original character, including a wealth of exposed beams, an inglenook fireplace and it was re-thatched in 2024. In 2000 the previous owner gave the property a clever contemporary twist with the kitchen extension and rebuilt the adjoining Victorian barn; the result is an extraordinarily versatile home with style and flair.

The original part of the cottage has a sitting room with an inglenook fireplace and casement door out to the garden. There is a compact well fitted study and a separate dining room, with a staircase up to two double bedrooms and served by a well-appointed shower room.

The contemporary kitchen space is truly impressive, featuring a vaulted ceiling with exposed beams and clever glazing allowing the light to stream in. There is a comprehensive range of sleek laminate units, integrated appliances and quartz worktops, including a central island.

There is plenty of space for either a dining table or a sofa and chairs, with double doors out to the garden.

There is a rear lobby/utility area leading to a conservatory/dining room and staircase to the barn. The barn section features a snug and guest suite on the ground floor. On the first floor there is the main bedroom with Jack and Jill ensuite, a further bedroom and a study area.

OUTSIDE

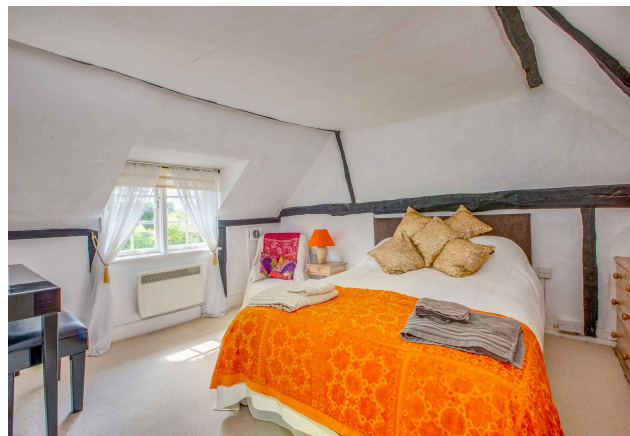
The property is approached via a gravel driveway providing plenty of parking together with the single garage.

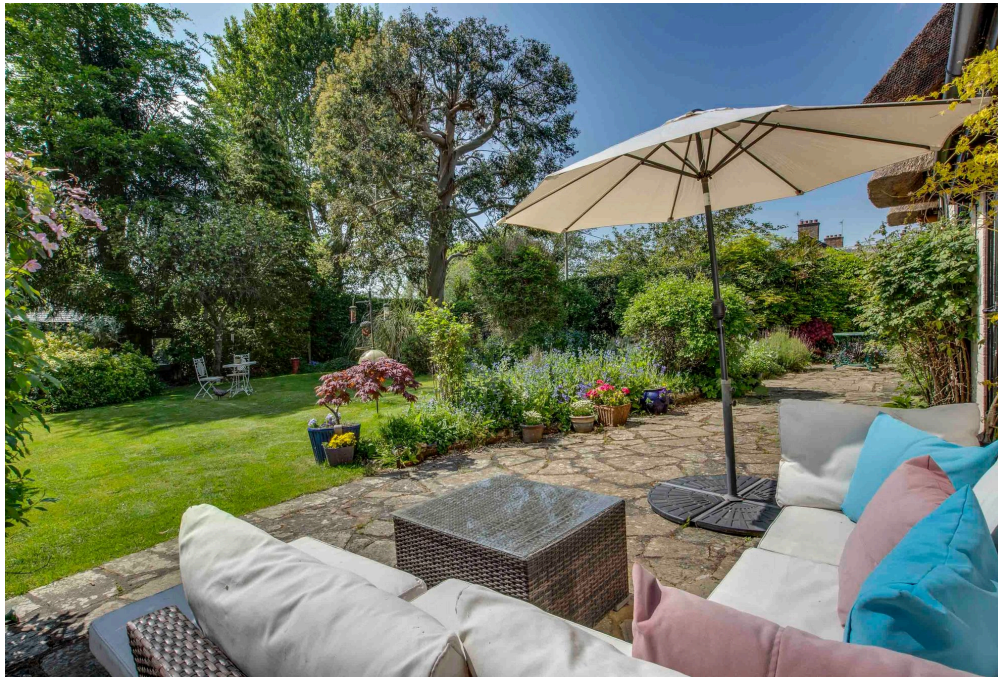
The gardens are an absolute delight and offer complete privacy on all sides; laid predominantly to lawn and well stocked with flowering plants, shrubs and trees. There is a generous 'L' shaped terrace which wraps around the side and rear, perfect for outside entertaining.

SERVICES Mains water, drainage and electricity. Electric heating systems.

COUNCIL TAX BAND G

POSTCODE HP23 6NX







The Thatched Cottage

Approximate Gross Internal Area
 Ground Floor = 147.2 sq m / 1,583.9 sq ft
 First Floor = 69.9 sq m / 752.7 sq ft
 Total = 217.1 sq m / 2,336.7 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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