



Old Zacs Cottage, Chartridge, Chesham. HP5 2TF

Guide Price £995,000 FREEHOLD

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Situated in the pretty ribbon village of Chartridge, a fantastic opportunity to acquire a beautifully presented 17th century Grade II listed cottage with exciting potential to convert a characterful barn, set in marvellous grounds of approximately 0.75 acres.

Stunning Grade II Listed Cottage | 4 Bedrooms | Family Bathroom | 2 Reception Rooms | Fitted Kitchen | Orangery/Conservatory | Utility Room | Cloakroom | Attractive Gardens & Grounds of 0.75 acres | Detached Barn w/Planning Consent for Annexe | REF: KB-1250

THE PROPERTY: This attractive cottage has been carefully restored and updated in recent years to provide comfortable accommodation for family living. The living space downstairs comprises two formal reception rooms, both with exposed beams. The sitting room has a stable door to the front garden, and an attractive inglenook fireplace with wood burner. An inner vestibule from the sitting room provides access to a practical utility room, a cloakroom and a staircase that rises to the first floor. A contemporary glass corridor leads to a delightful double-glazed orangery that overlooks the beautiful gardens. The well-appointed kitchen is of a country cottage style and offers an extensive range of fitted cabinetry together with integrated appliances and Corian worktops.

Situated on the first floor are three principal bedrooms together with a versatile fourth bedroom, study or dressing room. Servicing the bedrooms is an en suite night cloakroom together with a luxury family bathroom.

To the front of the house is a large barn, which is currently used for storage but has the benefit of a planning consent to convert into family annexe/living accommodation (three bedrooms, two baths). We believe that this superb space poses an excellent opportunity for the new owner to create guest quarters or a potential workplace/studio. (Further information can be provided upon request or via the local government website).





OUTSIDE: The property is approached via a sweeping gravel driveway, leading to a generous area for turning and parking. The surrounding gardens are a particular highlight, comprising formal gardens to the front and rear of the house, with further expanses of lawn to the side, interspersed with a wide variety of plants, shrubs, and established trees.

At the heart of the gardens is a delightful pergola, providing an idyllic outdoor seating area from which to enjoy the surrounding flora, fauna, and sense of tranquillity. The grounds as a whole extend to approximately 0.75 acres, offering a wonderful balance of structure, privacy, and natural beauty.

SITUATION: Enjoying a charming semi-rural position in the lower Chiltern Hills approximately three miles northwest of Chesham. The town centre offers multiple shopping facilities, including Waitrose & Sainsbury's, as well as the Metropolitan line station for the London commuter via Baker Street and Aldgate. The Chiltern Line to London Marylebone can also be easily accessed from Chalfont & Latimer or Amersham station. The area is renowned for excellent educational facilities in both its state and private schooling and the property falls within the catchment of Chartridge Combined School as well as Chesham Grammar School (mixed), Dr Challoners Grammar School (for boys) and Dr Challoners High School (for girls). Further details can be obtained from the local government website.



TENURE: Freehold

LOCAL AUTHORITY: Buckinghamshire Council

SERVICES: Mains gas, electric, water. Private drainage

COUNCIL TAX: Band G

EPC RATING: BAND D

DIRECTIONS: what3words: ///
tonal.strikers.rates

FOR ENQUIRIES QUOTE: KB-1250



Approximate Gross Internal Area
Ground Floor = 88.6 sq m / 954 sq ft
First Floor = 66.6 sq m / 717 sq ft
Barn = 69.5 sq m / 748 sq ft
Total = 224.7 sq m / 2,419 sq ft



Illustration for identification purposes only,
measurements are approximate, not to scale.
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