



Hazel Cottage, Sedrup Lane, Hartwell,
Buckinghamshire, HP17 8QN

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



Aylesbury 1.5 miles, Thame 10 miles, each with train services to Marylebone in 55 minutes and 35 minutes respectively (Distances approx)

HAZEL COTTAGE, SEDRUP LANE, HARTWELL, BUCKINGHAMSHIRE, HP17 8QN

SIMPLY AN EXQUISITE CHOCOLATE BOX COTTAGE DOWN A WINDING COUNTRY LANE

Sitting Room, Family Room/Study, Utility, Kitchen/Dining Room, Bathroom. Two Staircases Serving 3 Bedrooms (1 Ensuite). 100ft x 50ft Mature Plot Sprinkled with Trees. Gated Driveway & Open Bay Cartshed and Workshop.

GUIDE PRICE £600,000 Freehold

LOCATION

Sedrup, formerly known as Soutwarp or Southrop, is a tiny hamlet in the parish of Hartwell a short way east of Aylesbury comprising a handful of historic buildings clustered around an irregular shaped green at the end of a winding lane. Evidence has been found of a larger medieval settlement at Sedrup but post that period the houses served as an agricultural outpost for the nearby Hartwell House, the mansion built in the early seventeenth century for the Hampden family which has a colourful history. King Louis XV111 held court there between 1809 and 1814 and during the second world war Hartwell and Sedrup was used as an army billet for British and American troops and camp 36 there was used to accommodate Italian prisoners of war. It is now a hotel, conference centre and health spa of international repute.

The neighbouring village of Stone has good day to day amenities with a shop, garage, an Inn and school and at the top of Sedrup Lane is The Bugle Horn Inn. For the commuter Aylesbury is approximately 1.5 miles and serves Marylebone in 55 minutes. Both Aylesbury and Thame (approx. 10 miles) provide comprehensive facilities, Aylesbury particularly has all the amenities you would expect of the county town.

COUNCIL TAX BAND - Band E £3,107.30 per annum 2026/27

EDUCATION

Preparatory schools at Ashfold and Oxford.
Primary school at Stone.
Secondary and Grammar schools in Aylesbury.

DESCRIPTION

Grade II listed, the cottage is noted in the Domesday Book of 1086, mud and wattle walls nearly a yard thick, a bread oven in one wall and a barn extension where a donkey was housed. Below the thatched roof is where one would assume the older living accommodation would have always been situated and the single storey clay tile room to the side the likely aforementioned barn extension. Regardless of the timelines the whole is now living space and full of exposed timbers, beams and delightful uneven witchert walls.

The beautiful location cannot be overstated, as described above the cottage lies down a winding no through lane flanked by picturesque countryside, none more so than the green and meadows that the property looks across. A true, quintessential chocolate box country cottage in every way.

There are two front doors, for these purposes I describe the main entrance covered by a pillared porch as the one into the sitting room where there is a large picture window enjoying the wonderful view at the gable end. On the left

is a fireplace and woodburning stove (I would hazard a guess a former inglenook) and in the middle a staircase to the principle bedroom suite. The sitting room opens into a family room or study where there is another great outlook and off this room is a small utility room.

The kitchen and dining room are one area, the kitchen with colourwashed cream wooden units and laminate surfaces incorporating a one and a half bowl sink. Integrated are a Stoves oven/grill and halogen hob and spaces are provided for a fridge and washing machine (plumbing in situ). The entire room has a quarry tiled floor and in the dining area an oak staircase doglegs up to the guest bedrooms. Said bedrooms are served by the ground floor bathroom, a good size containing a high level cistern wc, wash basin and the panelled bath has an overhead shower and a shower screen.

Upstairs from the sitting room stairs is bedroom one and its ensuite bathroom, the bathroom with a built in closet/wardrobe. The guest bedrooms are from the dining room stairs and interconnecting, each have floorboards and in the second bedroom along there are wardrobes, drawers and a dressing table fitted.

OUTSIDE

The garden lies to the front of the cottage and extends to around 100ft in depth and 50ft in breadth so an excellent plot that consists of mostly lawn. A stone terrace runs along the cottage and the garden is dotted with mature trees and wild flowers and flower beds and prominently situated is the charming old well. To compliment the pretty garden are a couple of Victorian streetlights.

At the end of the plot is a five bar gate and block paved driveway up to the oak framed cartshed with two open bays, workshop and storage, behind which is a covered loggia. Mains electricity is connected to the building.

VIEWING

Strictly via the vendors agent W Humphries Ltd

SERVICES

Mains water, drainage and electricity.

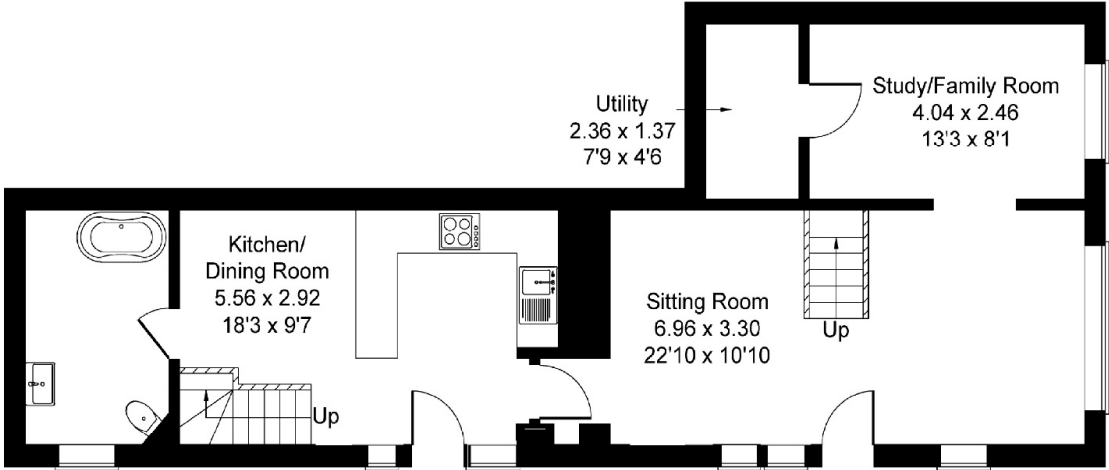


View from garden

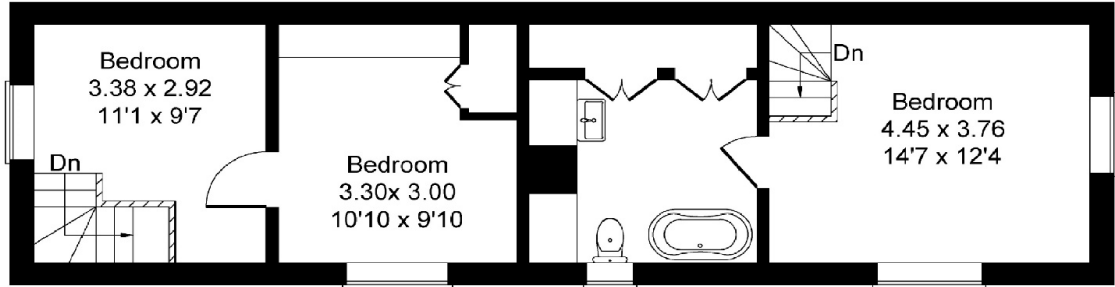


Hazel Cottage

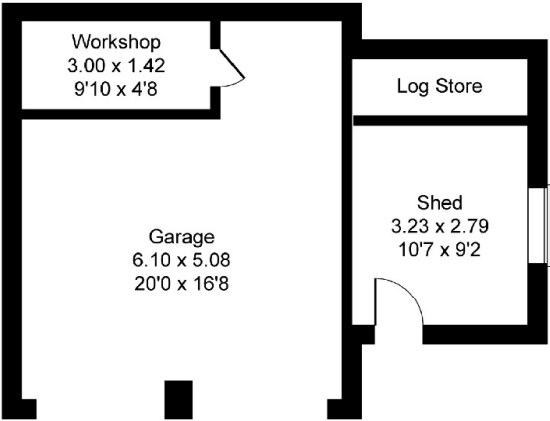
Approximate Gross Internal Area = 109.71 sq m / 1181 sq ft
Outbuilding = 43.57 sq m / 469 sq ft
Total = 153.28 sq m / 1650 sq ft
Illustration for identification purposes only,
measurement are approximate, not to scale,
produced by The Plan Portal 2026.



Ground Floor



First Floor



Outbuilding







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