

UNDINE COTTAGE

SEDRUP, HARTWELL, BUCKINGHAMSHIRE HP17 8QN



HAMNETT
HAYWARD

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A charming Grade II listed detached cottage dating back to the 18th century, set in the picturesque rural hamlet of Sedrup. Nestled within the Sedrup Conservation Area, the property enjoys stunning countryside views to both the front and rear, complemented by a beautifully maintained cottage garden. Quietly positioned towards the end of a no-through road, Undine Cottage offers a peaceful setting along with a garage, carport, and generous driveway parking.

Offering almost 1500 sq. ft. of beautifully presented accommodation this 18th-century detached cottage combines historic charm with modern comfort. The ground floor features three versatile reception areas, including a sitting room, dining room and snug, each with character features. The dining room and sitting room are divided by an impressive open oak staircase, framed by full-height exposed beams that create a striking architectural focal point and enhance the sense of space. The sitting room features a Clearview log burner set within a traditional fireplace, while the dining room boasts a substantial open fire grate, perfect for cosy evenings. The kitchen is a highlight—a bespoke, hand-painted wooden design fitted in 2022, complete with oak worktops and a centrepiece Everhot range cooker. High-specification fittings include an integrated Miele dishwasher and a Shaws ceramic sink with Perrin & Rowe mixer taps. With windows overlooking the rear garden and open farmland beyond, the kitchen enjoys a bright and tranquil aspect. Natural stone flooring flows seamlessly into the utility room and continues into a charming snug, from which a door opens directly onto the rear patio.

Upstairs, the first floor comprises two bedrooms and a family bathroom, while the second floor reveals two further double bedrooms, both boasting stunning vaulted ceilings that highlight the home's original architecture.

Outside, the mature cottage garden is a particular highlight, thoughtfully landscaped and well maintained. To the rear, a generous patio area offers an ideal space for outdoor dining, while a second circular patio at the far end of the garden features a log burner, perfect for entertaining and enjoying sunset views across the open fields.

“AN EXCEPTIONAL GRADE II LISTED COTTAGE RENOVATED AND UPDATED TO A VERY HIGH SPECIFICATION, SITUATED WITHIN A BEAUTIFUL SEMI-RURAL HAMLET”



- Charming Grade II listed four-bedroom detached cottage
- Stylish kitchen/breakfast room (refitted in 2022), utility room, and cloakroom
- Idyllic rural hamlet setting within a designated Conservation Area
- Three versatile reception areas: sitting room, dining room, and snug
- Beautifully landscaped cottage gardens with two patio areas, ideal for entertaining
- Generous private parking including garage, carport, and driveway space
- Direct access to scenic countryside walks from the doorstep



SUMMARY

- Cloakroom
- Sitting room with log burner
- Dining room with open fire
- Snug
- Kitchen/Breakfast room
- Utility room
- Four double bedrooms over two floors
- Large family bathroom with separate shower cubicle
- Garage
- Carport
- Off street parking for three vehicles
- Beautiful cottage gardens adjoining open farmland
- Renovated and modernised to an extremely high standard throughout
- NO UPWARD CHAIN

LOCATION

Sedrup is a tranquil, historic hamlet located south-west of Aylesbury in Buckinghamshire, nestled between the larger villages of Stone and Hartwell. Defined by its rural charm and agricultural heritage, it is an ideal spot for those who appreciate quiet, countryside living with easy access to modern amenities. Most of the hamlet lies within the Sedrup Conservation Area, safeguarding its unique character. The area is home to several Grade II listed buildings, including 18th-century thatched cottages arranged around a green; also notable is Sedrup Farmhouse which features a grand threshing barn. Sedrup retains a peaceful semi-rural feel and benefits from 'no-through' access. Nearby Stone offers a Coop convenience store, public house and village hall and for special occasions Hartwell House & Spa, a 4-star luxury hotel and restaurant is within easy walking distance. For more comprehensive facilities Aylesbury is only a short drive away.

ADDITIONAL INFORMATION

Services: Mains water, electricity and private drainage

Heating: Oil fired central heating to radiators

Local Authority: Buckinghamshire CC - Aylesbury

Postcode: HP17 8QN

Council Tax Band: F

NOT TO SCALE

Approximate Area = 1494 sq ft / 138.7 sq m
Garage = 173 sq ft / 16 sq m (excludes carport)
Outbuilding = 34 sq ft / 3.1 sq m
Total = 1701 sq ft / 157.8 sq m



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PROPERTY CONSULTANTS

Undine Cottage, Sedrup, Hartwell, Buckinghamshire HP17 8QN

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Hamnett Hayward and no guarantee as to their operating ability or their efficiency can be given.

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