



Horseshoe Cottages, Parrotts Lane, Buckland Common, Buckinghamshire, HP23 6NX



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Nestled in the heart of the Chilterns Area of Outstanding Natural Beauty, this enchanting Rothschild terraced cottage in Buckland Common is a rare opportunity to acquire a slice of English countryside heritage. Surrounded by protected Greenbelt land and set within an idyllic hamlet, the cottage seamlessly blends historic character with thoughtful modern upgrades, making it the ideal rural retreat.

Carefully refurbished by the current owners, the property boasts new windows throughout, comprehensive re-plastering and rewiring, alongside tasteful decoration in elegant Farrow & Ball hues. Modern comforts are assured with a newly installed kitchen and bathroom, oil-fired central heating, and mains electricity, water, and drainage. A private gravel driveway provides parking for two cars alongside an electric vehicle charging point, inviting you to explore the enchanting front garden where mature trees and shrubs, artful box hedging, fragrant rose bushes, and an established apple tree create a warm and inviting first impression. As you approach, a lush lawn and picturesque brick pathway lead to the charming front door, hinting at the stylish interior beyond.

Inside, the welcoming entrance hall is finished with quarry tiled flooring and gives way to an elegantly appointed sitting room highlighted by a wood-burning stove, built-in cupboards, and enjoys tranquil views across the garden. Understairs storage caters for everyday practicality without compromising style. The light and airy kitchen-dining room is the heart of the home, offering a marvellous balance of form and function with extensive storage, beautiful quartz work surfaces, a characterful Belfast sink, high-spec Neff induction hob and oven, and an integrated dishwasher, partnered with space for a full fridge-freezer. The adjoining stable doors open to both a handy rear porch and out to the enchanting rear garden.

Upstairs, two generous double bedrooms offer built-in wardrobes and awe-inspiring views of sprawling countryside and meticulously kept gardens. The family bathroom is a standout, featuring both a soaking bath and a separate walk-in shower, a stylish marble vanity unit, underfloor heating, and yet more unforgettable vistas from every window. Ascending to the second floor, discover a versatile loft room currently used as a bedroom, with generous eaves storage and a Velux window further framing those beautiful views.

Outside, to the rear, the meticulously landscaped private garden is a haven for both keen gardeners and those preferring to relax. It features a pretty courtyard area, two versatile garden stores (currently used as a utility room and a pottery studio), a separate WC, useful garden shed, manicured lawn and established hedging. At the far end, a fabulous raised decked pergola offers the perfect vantage point to soak in spectacular countryside vistas towards St. Leonards, an ideal spot for summer evenings and quiet reflections alike.

Buckland Common is situated between the villages of Hawridge and Cholesbury and epitomises rural tranquillity yet is conveniently positioned close to the bustling market towns of Berkhamsted, Tring and Chesham. The property also enjoys easy access to Berkhamsted and Tring rail links (London Euston), the Metropolitan underground at Chesham and Amersham. Excellent educational choices are available nearby, including Hawridge and Cholesbury CE School and the well-regarded Chesham Grammar and Chesham Preparatory School along with Berkhamsted School.

Agents note:

A public footpath is accessed over the property's driveway, crossing the adjacent row of cottages to the front. There is also a row across the rear of the property.

Freehold | Council tax band E | EPC Rating D

Offers in the region of £675,000





Approximate Gross Internal Area
 Ground Floor = 39.3 sq m / 423 sq ft
 First Floor = 36.8 sq m / 396 sq ft
 Second Floor = 12.1 sq m / 130 sq ft
 Outbuildings = 15.9 sq m / 171 sq ft
 Total = 104.1 sq m / 1,120 sq ft



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

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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