



**MANOR COTTAGE**, Lower Icknield Way, Buckland, Buckinghamshire, HP22 5LR



## Manor Cottage

Guide price **£850,000** FREEHOLD

**A unique, detached family home, built in the 1920's with later extensions, on approx 0.25 acre plot with countryside views. The property offers excellent scope for further extensions (stp) and is offered chain free.**

A charming, cottage style family home set in the middle of approximately a quarter of an acre of beautifully maintained gardens and surrounded by paddocks and farmland. The house was built circa 1929 and later extended, now offering a versatile layout with excellent potential for further extensions (subject to planning and regulations) in the future.

There is a large block paved driveway, approached via a timber five bar gate, providing ample parking and giving a feeling of seclusion. Gates to each side of the house lead to the glorious rear garden which surround the property, backing onto paddocks with wonderful views. Well kept lawns, flower beds and patios make up much of the garden with timber sheds, green house and a home office. It's easy to imagine spending long afternoons entertaining family and friends in the summer months.

Inside, the house continues to impress, with light filled rooms that are beautifully decorated. There are two principal reception rooms; a spacious lounge featuring a log burner, bay window and French doors opening to the patio, and a dining room (which could be a playroom or music room). There is a guest w/c and bedroom also on the ground floor. The kitchen/breakfast room at the rear is stunning; extended to create a sociable space which also flows out to the patio, and filled with elegant cabinets with a breakfast island and pantry, there is a farmhouse feel here. There is a traditional oil range as well as a large modern electric range cooker. There is a wine cooler, deep butlers sink and space for an American style upright fridge freezer.

Upstairs, three double bedrooms with glorious outlooks, are arranged around the landing, along with a stylish modern family bathroom. The two largest bedrooms are fitted with a range of quality wardrobes and the main bedroom has an en-suite shower.

### Location

Manor Cottage is set on the very outskirts of Buckland Village and is surrounded by glorious countryside and paddock land, with the market town of Tring less than three miles away and Wendover a similar distance; each offering a selection of shops, restaurants, schools and train stations to London Euston and Marylebone respectively. The A41 dual carriageway is easily accessible and links the M25 and M1 motorways.

The property is located on the very outskirts of Buckland and is extremely convenient for commuters and families alike with a wonderful community atmosphere and beautiful church. A little further along the road is Mead's Farm shop and café and the reservoirs and canal offer stunning countryside walks. Buckland falls in the catchment for the Sir Henry Floyd Grammar and Aylesbury Grammar Schools, both with excellent reputations and Aston Clinton Primary School is within brisk walking distance. There are shops, pubs and restaurants in abundance in Aston Clinton, along with doctors surgery, pharmacy and dentist, with further amenities at Tring and Aylesbury. Golfers are spoilt for choice with several courses within easy reach, in fact Chiltern Forest golf club is less than a mile away, opposite Wendover Woods.

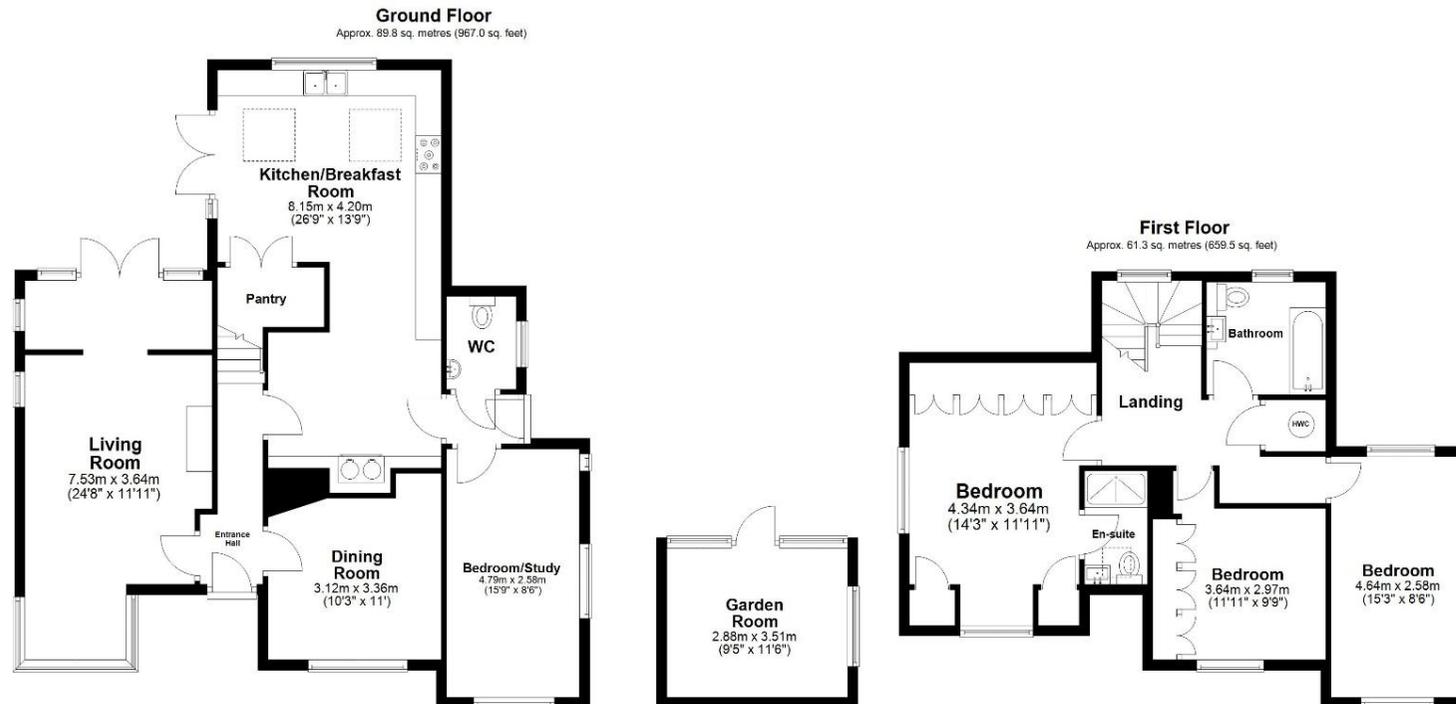












Total area: approx. 151.1 sq. metres (1626.5 sq. feet)

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**EPC rating F**