



Clover Cottage, Chiltern Lane, Hazlemere, Buckinghamshire, HP15 7BN – OIEO £800,000



Charming 6-bed brick and flint cottage in Old Hazlemere, 3 baths, loft conversion, garage, parking, private gardens, near countryside and village amenities. Beautifully presented throughout.

This exceptional, six bedroom, detached house is positioned on a private lane in the sought-after area of Old Hazlemere, offering a rare blend of countryside tranquillity and convenient access to local amenities. Constructed by renowned local developers, Country Craftsman, this brick and flint cottage showcases an abundance of character and charm with traditional features that reflect the heritage of Buckinghamshire architecture. Stepping inside, there is a welcoming entrance hall leading to most of the ground floor, including the beautifully appointed sitting room featuring an impressive inglenook fireplace, the separate dining room, the all-important cloakroom and the fitted kitchen/breakfast room, which then leads to the utility room. The current owner has thoughtfully enhanced the home, refurbishing the bathrooms and cloakroom to a high standard, and recently completing a loft conversion that adds two further bedrooms and a stylish shower room. In total, 6 bedrooms and 3 bathrooms/shower rooms, making this an ideal family home or a superb option for those seeking versatile guest or work-from-home spaces. The property also features gas fired radiator central heating with a new boiler and sealed unit double glazing. The interior is immaculately presented throughout with a layout that balances modern convenience and timeless style. Additional features include a detached single garage and two dedicated parking bays, ensuring ample parking for residents and visitors. The location is particularly desirable, situated in a peaceful setting close to open countryside, yet just moments from the amenities and community atmosphere of the village crossroads. This delightful home offers a unique opportunity to acquire a property of genuine character and quality, thoughtfully updated for contemporary living while retaining its original charm.

Key Features

- Situated In A Private Lane
- Close To Countryside & Amenities
- Country Craftsman Built
- Wealth Of Character & Charm
- Reception Hall
- Sitting Room With Inglenook Fireplace
- Dining Room
- Kitchen
- Conservatory/Utility
- Cloakroom
- Six Bedrooms
- Three Bathrooms/Shower Rooms
- Delightful Cottage Style Garden
- Detached Single Garage
- Two Parking Bays
- Recently Subject Of A Loft Conversion Providing Two Further Bedrooms & Shower Room





Location

Stunning location towards the end of a private lane lying just off Green Street a pleasant, quiet original village road. A stunning location with farmlands only yards away in one direction and in the other direction all the amenities centred around the village crossroads. Close to the excellent Hazlemere schools and catchment for the Royal Grammar School and Wycombe High. Three M40 junctions approximately 10-minute drive. Fast London bound trains at High Wycombe (2 miles) Beaconsfield (4 miles) and Amersham (5 miles).



Council Tax band: G

Tenure: Freehold

EPC: D



Directions

From the Hazlemere office of The Wye Partnership, leave the crossroads along the Amersham Road (A404) towards High Wycombe. Take the first turning right into Green Street and turn right into Chiltern Lane, immediately opposite the Grove Road turning. Clover Cottage will be seen as the first property on the left hand side.

By law, each person involved in the sale/purchase of a property must have their identification verified to comply with Anti Money Laundering Regulation. These checks are outsourced and a charge of £36 (inc. of VAT) is charged for each individual and paid directly to our supplier.

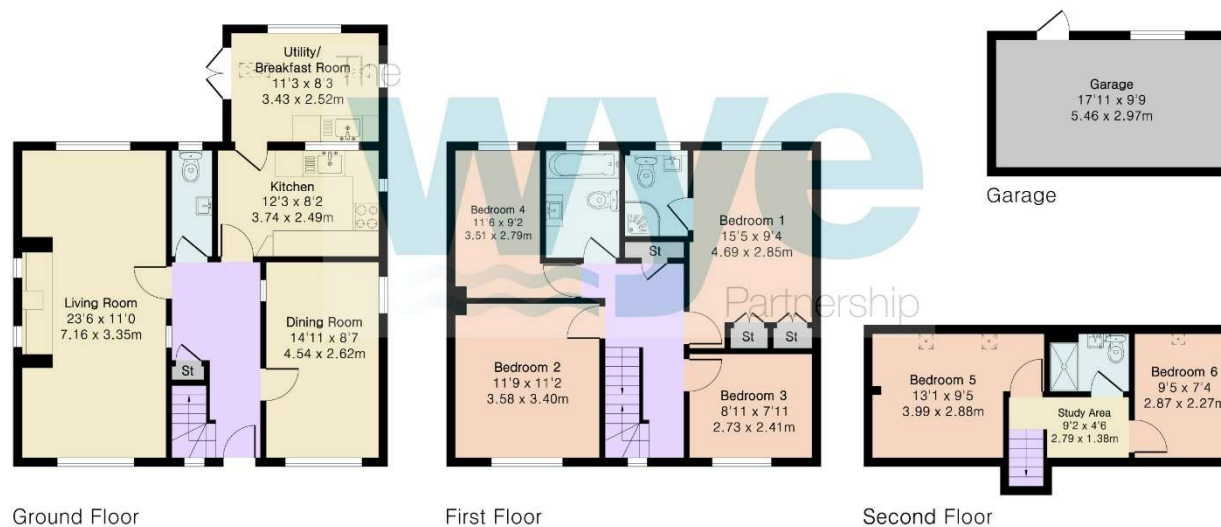
**Approximate Gross Internal Area 1642 sq ft - 153 sq m
(Excluding Garage)**

Ground Floor Area 739 sq ft – 69 sq m

First Floor Area 639 sq ft – 59 sq m

Second Floor Area 264 sq ft – 25 sq m

Garage Area 178 sq ft – 17 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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The **wye** Partnership