

MILTON HOUSE

CHOLESBURY COMMON - BUCKINGHAMSHIRE







MILTON HOUSE CHOLESBURY COMMON BUCKINGHAMSHIRE

Tring c3.5 miles | Berkhamsted c5 miles
Chesham c4 miles

A charming early Victorian country home set in 1.5 acres in a glorious position with stunning views over the surrounding Chilterns countryside

Entrance Hall | Cloakroom | Sitting Room
Dining Room | Family Room | Study | Garden
Room | Kitchen/Breakfast Room | Utility Room

Main Bedroom | Bathroom | Three Further Double
Bedrooms | Family Bathroom

Double Garage | Summer House

Tennis Court | Gardens

In All About 1.5 Acres



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LOCATION

Tucked away adjoining the common the situation doesn't get much better, then add a mature south facing garden with a wonderful view and you have the perfect family home. You are right in the heart of the village, opposite the cricket pitch and just a short stroll to The Full Moon. The market towns of Berkhamsted and Tring provide comprehensive shopping facilities, together with mainline stations into London Euston. Although the postal address is Hertfordshire the property actually sits in Bucks and therefore in the catchment for the Grammar schools. There is a highly rated Primary school in the village and good secondary options locally, together with Berkhamsted Collegiate school.

ACCOMMODATION

The predominantly mid-19th Century accommodation has much to offer, with charm and a relaxed comfortable style, yet retaining its integrity and connecting beautifully with the outside space.

The pretty front porch opens into the reception hall and on to the accommodation. The elegant sitting room has a lovely open fireplace and adjoins the dining room, which is currently a relaxed reading space. A large garden room is bursting with natural light, connecting effortlessly with the outside world. Beyond this is the generous family room and the study, both with a double aspect overlooking the garden.

The charming farmhouse-style kitchen has a lovely double aspect, with the back door leading out to the essential large utility room and a wonderful, sheltered loggia, where you can enjoy the outside all the year round.

On the first floor comprises four bedrooms, all enjoying differing views of the garden, common and surrounds. The main bedroom has an adjoining shower room and there is a large family bathroom.

OUTSIDE

The property is approached over the common and through a five-bar gate, with the driveway leading round to the double garage.

The setting is quite delightful with formal south facing gardens, mature beds and borders, a spectacular American oak and a summerhouse complete with veranda. There are a number of fruit trees and a lovely walled kitchen garden. Beyond the formal garden area is what was a former paddock and is now a wildflower area with pathways and a seating area to enjoy the wonderful backdrop as the sun sets over the fields beyond. The hard tennis court is fully enclosed and is perfect for staying fit.

The vendor has established there would be permitted development rights to extend. However, we advise any buyer to seek their own advice from a planning consultant.

EPC RATING E

COUNCIL TAX BAND G

POSTCODE HP23 6ND







Milton House, Cholesbury Common, HP23 6ND

Approximate Gross Internal Area

Ground Floor = 122.2 sq m / 1315 sq ft

First Floor = 93.0 sq m / 1001 sq ft

Garage / Outbuildings = 51.8 sq m / 557 sq ft

Total = 267.0 sq m / 2873 sq ft

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