

Thorncroft Bottom Road, Buckland Common TRING HP23 6NU

brown & merry





Set along a peaceful lane within the charming hamlet of Buckland Common, this outstanding detached bungalow combines luxurious, contemporary living with a tranquil rural setting. Significantly extended and presented to an impeccable standard, the property boasts a meticulously designed interior and a quality finish throughout.

Upon entry, discover a wonderfully spacious lounge bathed in natural light, featuring a stylish log burner and double-glazed patio doors that open out onto the garden-creating a beautifully seamless indoor-outdoor flow. At the heart of the home lies an expansive open-plan kitchen, dining and sitting room, equipped with high-spec fitted appliances including a Quooker hot tap and water softner, an appealing kitchen island, and two sets of bi-fold doors leading to the sun-drenched garden. Underfloor heating (in the sitting and dining areas) ensures year-round comfort for family living and entertaining alike. A separate door at the front opens to a passageway with access to the garage and a door directly into the kitchen and has utility space for the washing machine and tumble-dryer. This is so handy when returning from a countryside walk with muddy boots!

The bungalow accommodates three impressively proportioned double bedrooms, with the principal bedroom benefitting from wall-to-wall fitted wardrobes for ample storage. The family bathroom is appointed to the highest standard, offering both a luxurious deep bath and a separate walk-in shower, complemented by a large airing cupboard.

Outside
Outdoors, relax in a private, south-westerly facing garden, predominantly lawned and bordered by mature hedging-an ideal spot for al fresco dining or quiet reflection on the generous patio. The property also boasts the advantage of a driveway and garage for convenient off-road parking and offers an ideal aspect for fitting solar panels at the rear, should energy efficiency be a priority.

Location
Perfectly placed in an Area of Outstanding Natural Beauty on the Hertfordshire and Buckinghamshire borders, this idyllic retreat is within easy reach of the thriving market towns of Tring and Wendover. For families, the property falls within the highly-regarded Buckinghamshire grammar school catchment. The home fronts and backs onto fields, with the area providing perfect access to nature, countryside walks & bridleways and breathtaking vistas.

Properties of this calibre, offering exceptional space and specification in such a prestigious rural position, are rarely available. Enquire now to arrange your personal viewing and experience all this superb home has to offer.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.











welcome to

Thorncroft Bottom Road, Buckland Common TRING

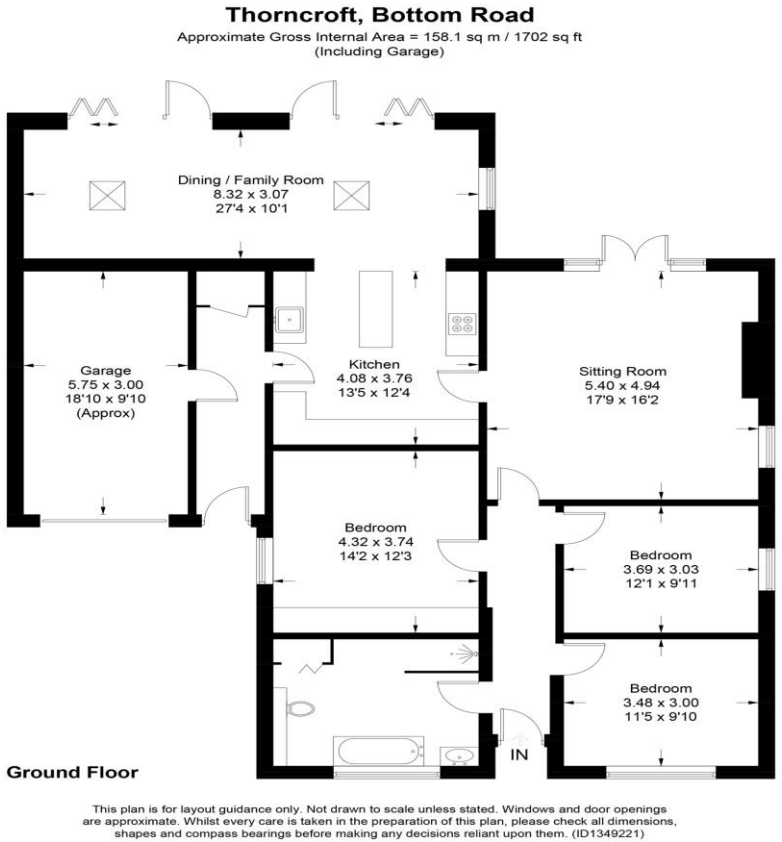
A beautifully presented detached bungalow in a designated Area of Outstanding Natural Beauty, surrounded by countryside offering 1700sqft - complete chain above

- Beautifully presented and extended bungalow
- Backs and fronts onto fields
- Chilterns Area of Outstanding Natural Beauty
- Secluded southwest facing rear garden
- Peaceful country lane

Tenure: Freehold EPC Rating: D
Council Tax Band: F

offers in the region of

£950,000



check out more properties at brownandmerry.co.uk
see all our properties on zoopla.co.uk | rightmove.co.uk | sequencehome.co.uk

The Property Ombudsman

Property Reference:
TRG109214 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

01442 824133

Tring@brownandmerry.co.uk

41 High Street, TRING,
Hertfordshire, HP23 5AA

brownandmerry.co.uk

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.