



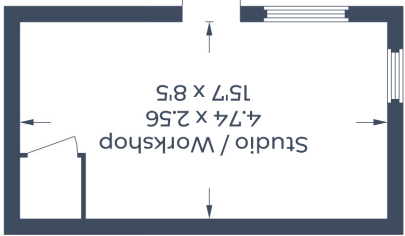
Rose Cottage | The Platt | Amersham | Buckinghamshire | HP7 0HX

£715,000

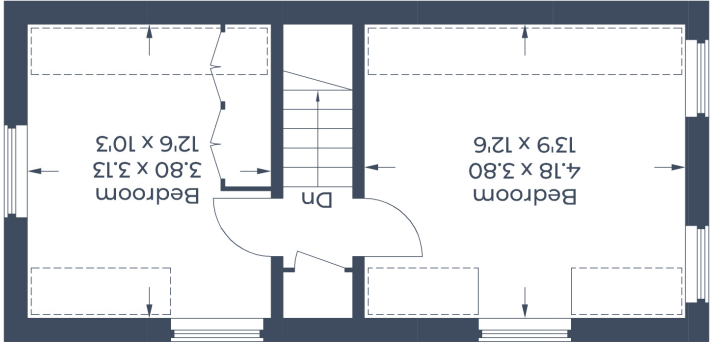
JOHN NASH & CO.

Grade II Listed Detached Cottage | Two Bedrooms | Bespoke Garden Studio/Workshop | Historic Charm with Modern Features | Nestled off Old Amersham High Street

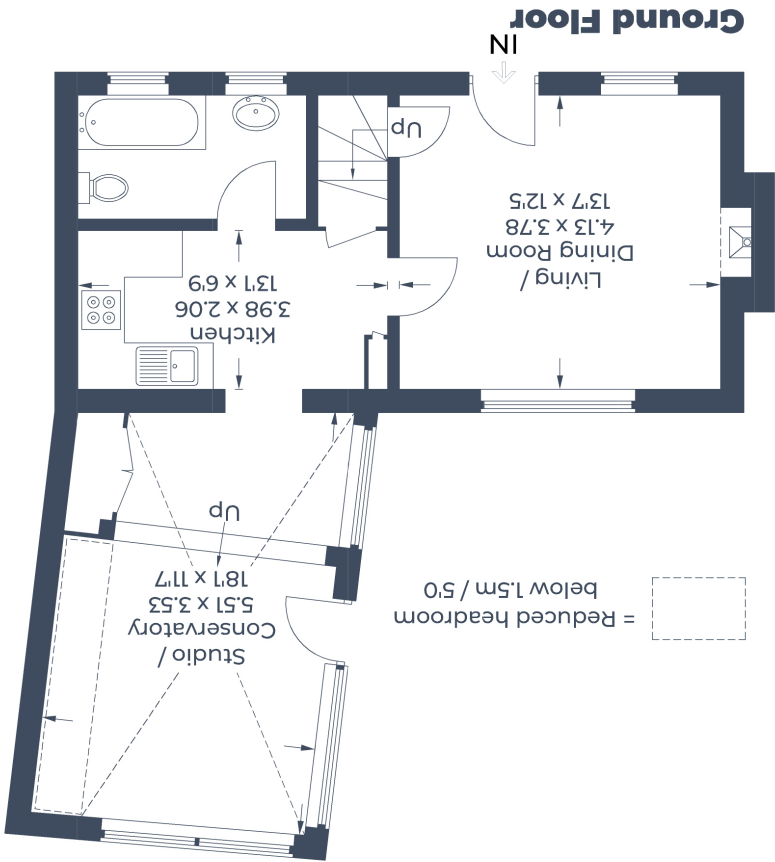
Approximate Gross Internal Area
Ground Floor = 52.2 sq m / 562 sq ft
First Floor = 32.3 sq m / 348 sq ft
Outbuilding = 12.1 sq m / 130 sq ft
Total = 96.6 sq m / 1,040 sq ft



Outbuilding
(Not Shown In Actual
Location / Orientation)



First Floor



Ground Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
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Rose Cottage offers a unique opportunity to own a piece of Old Amersham's rich heritage, dating back from the 1680's and with a Grade II designation highlighting it's special architectural and historical interest. There is a wealth of period charm including a stunning inglenook fireplace with wood burner, original oak floorboards, reclaimed period doors and panelling, iron window fittings and exposed oak beams throughout. Along with two bedrooms, there is a large conservatory and a bespoke detached studio/workshop in the rear garden. The property is a stone's throw from the outstanding restaurants, pubs and boutique shopping of Old Amersham for which it is well known.

The Property

Upon stepping into Rose Cottage's sitting room, cottage charm abounds with a stunning inglenook fireplace with inset wood burner, solid wood douglas fir flooring, oak beams, tongue and groove panelling and period style cast iron radiator. The room is triple aspect with a pretty picture-postcard window offering views across quintessential Old Amersham rooftops and gardens to St Mary's church tower.

Moving into the country-style kitchen you have a built in four-ring gas hob with electric oven below and space for a free-standing fridge freezer, solid wood worktops, quarry tiled flooring and exposed beams. The kitchen opens up into an adaptable oak-framed conservatory currently utilized as a workspace with sink and utility cupboard housing the gas combi boiler and washing machine.

Alternatively, this room could be used as a dining area or provide opportunity for a new kitchen / dining area. The ground floor accommodation also contains a bathroom that has been updated by our current vendor and comprises a white suite, slate flooring and honed marble.

The upstairs accommodation has two good-sized double bedrooms, both with vaulted ceilings and beams, wardrobe cupboards, solid wood flooring and feature leaded windows.

The Accommodation Consists of:

- Sitting Room
- Kitchen
- Conservatory
- Two Bedrooms
- Bathroom
- Studio/Workshop



Outside

Rose Cottage is accessed via a pretty private lane and sits on the southerly side of The Platt. To the front a wrought iron pedestrian gate leads to a south-facing mature garden at the rear of the property. The garden is private and offers a sunny space for outdoor entertaining and dining, lawned area, beech hedging and fruit trees.

To the rear of the garden is a fabulous bespoke vaulted studio / workshop built just seven years ago. Fully insulated, it has bronze casement windows, a Rooflight Company roof window, power supply and an attached greenhouse to the side. With lovely views across the garden back to the timber-framed cottage, this space would also make a terrific home office, gym or studio.

Terms

- Listed: Grade II
- Tenure: Freehold
- Services: All Main Services
- Council Tax: Band F: £3,377.65

Th Platt is an unadopted road for which the residents' share the maintenance costs. The road was resurfaced in December 2024.

Location

The Platt is centrally located in the historic and picturesque market town of Old Amersham with a wonderful mix of boutique shopping, delicatessens, coffee shops, fine and bistro-style dining and charming inns. A further array of shops, supermarkets, restaurants and coffee shops can be found in Amersham-on-the Hill.

Fast and direct access to London within 40 minutes via Chiltern Railways to Marylebone station or the London Underground Metropolitan Line. Motorways are easily accessible with the nearby M25 and M40 providing easy access to London, Heathrow and Oxford.

Old Amersham is surrounded by the beautiful Chiltern Hills providing opportunities for walking and cycling.

Education is well catered for with schools for all ages. Dr Challoner's Grammar School (boys) is within close walking distance. Dr Challoner's High School (girls) is at Little Chalfont and several private schools including the Beacon Boys School and Heatherton House School are also easily accessible.

