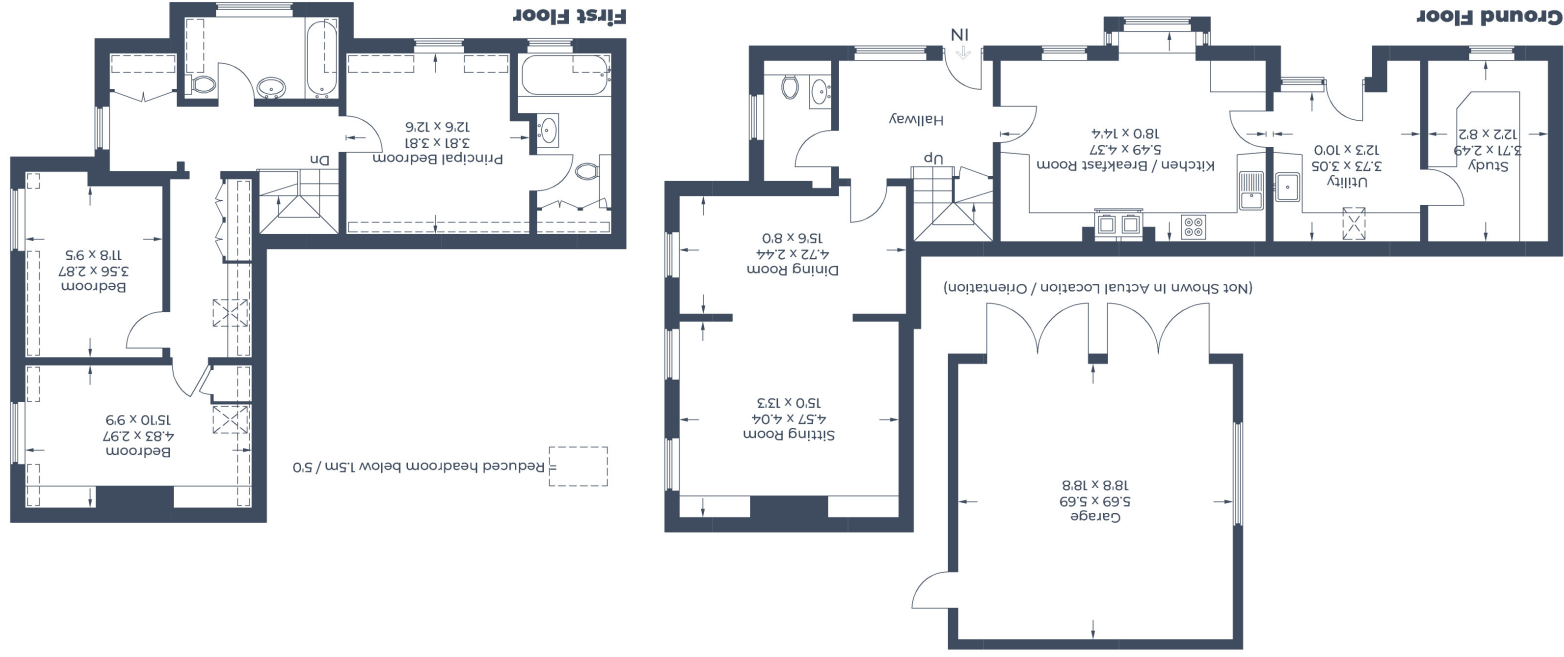


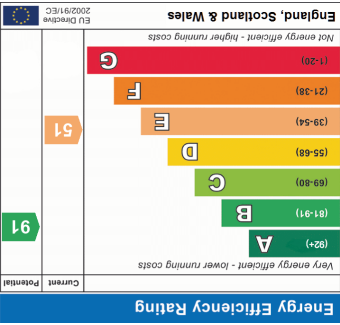
These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make future enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give nor do Messrs John Nash & Co. nor does any Partner or Employee or Agent of Messrs John Nash & Co. have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars.

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 Measurements are approximate, not to scale.



Approximate Gross Internal Area
 Ground Floor = 88.3 sq m / 950 sq ft
 First Floor = 70.2 sq m / 756 sq ft
 Garage = 32.5 sq m / 350 sq ft
 Total = 191.0 sq m / 2,056 sq ft



Southview | Jenkins Lane | St Leonards | Tring | Buckinghamshire | HP23 6NW

£925,000

JOHN NASH & CO.

Detached Period Cottage Dating Back 200 Years | Character Features Including Beams and Fireplace | Country Kitchen with Rayburn made by Aga | Three Bedrooms and Three Reception Rooms | Stunning Countryside Views | Village Location with Access to Nearby Town Centres | NO ONWARD CHAIN



We are delighted to introduce Southview to the sales market as this pretty period cottage offers a wealth of charm and character and is located within the stunning countryside village of St. Leonards.

The Property

Southview is a charming, detached period cottage with the original part dating some 200 years old, surrounded by, and with views over, beautiful Chiltern countryside. With well planned accommodation, the property has a wealth of character and is set in mature private gardens in the popular village of St. Leonards.



Southview comprises generous accommodation with three reception rooms and three bedrooms along with an ensuite and family bathroom. Many desirable features to the property include exposed beams, a cosy sitting room with feature fireplace and log burning stove, a country kitchen with a Rayburn made by Aga, a dedicated workspace with fitted Simon Taylor furniture, a southerly facing rear garden with a generous terrace for outdoor living and a large expanse of lawn with mature shrubs bordering the garden. There is a useful detached double garage and parking for several cars. The views to open countryside surrounding the property are to take pleasure from all year round.



Our owners have, over the 17 years of benefitting from living at Southview, kept the cottage updated and in excellent order to make this a wonderful home to live in and an inviting home to welcome friends and family.

The Accommodation Consists of:

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Study
- Utility Room
- Cloakroom
- Three Bedrooms
- Ensuite
- Family Bathroom
- Detached Double Garage

Situation:

St Leonards is a village set in the Chiltern Hills, in an Area of Outstanding Natural Beauty, yet is within reach of nearby centres of Chesham, 5 miles, Wendover, 5 miles, Great Missenden, Berkhamsted and Tring. All offering a variety of excellent shopping facilities and a rail service into London on the Metropolitan and Chiltern railways. The A41 is easily accessible, providing a fast route to the M25, M1, Heathrow and London. Public footpaths are at the doorstep along with a good number of local pubs including The White Lion Pub/Restaurant. Within the area is schooling for all age groups including Chesham Grammar School and Dr Challoner's for boys and girls.

Tenure: Freehold

Services: Mains Drainage, Electricity, Oil Heating

Council Tax: Band G £369.00 per month over 10 months 2024/2025 rates

