



Rose Cottage,

26 Mill Lane, Wingrave, Buckinghamshire HP22 4PL



Superb countryside project, with 7 acres.

Enjoying a sense of bucolic tranquillity that belies its close proximity to beautiful historic market towns nearby, Rose Cottage offers some of the finest views in the county, wrapped in beautiful grounds of approaching 7 acres and with a superb range of outbuildings measuring in excess of 5,000 sq ft.

Having been under the ownership of the same family since 1948, today the property represents a rare opportunity, subject to obtaining the necessary planning consents, to remodel or redevelop and create the 'countryside dream'.

The principal house dates back to the early 1900s and has four bedrooms. It also has a self-contained, one bedroom annexe attached.

Outside, the facilities are extensive and versatile, with the property having previously been used as a working kennels for several decades. There are a number of superb barns, outbuildings and sheds, together with two garages and a large car parking area.

Guide price: £1,150,000
Tenure: Freehold



The beautiful grounds boast the most spectacular countryside views, stretching as far as the eye can see.

This handsome property offers the very best of country and convenience; nestled away down a picturesque country lane in this coveted Buckinghamshire village, the house within the village Conservation Area, and with Tring, Berkhamsted, Leighton Buzzard and Aylesbury all to be found within a few minutes' drive when you need them.

It is safe to say that a property with this much potential and on such a generous plot, is an increasingly rare find these days, particularly in such a sought after location. The opportunity to have horses or grazing animals is certainly one of many opportunities.

Finally, the property is offered for sale with no onward chain.



Location

This historic, pretty village is situated in the county of Buckinghamshire, approximately 6 miles north-west of Tring.

Much of the core village architecture is 'Tudor Revival' in style, erected by the Rothschild family in the 19th century as homes for employees of their Mentmore Estate. Many of these properties still display the cypher 'H de R', in recognition of Hannah de Rothschild, along with the year of construction. They remained part of the Mentmore Estate until well into the 20th century, but today are all privately owned.

Communication links nearby include the A41, A5, and M1. There are mainline train stations in Tring and Leighton Buzzard (London Euston in approx. 35 and 40 mins respectively), and Aylesbury (London Marylebone in around 55 mins).



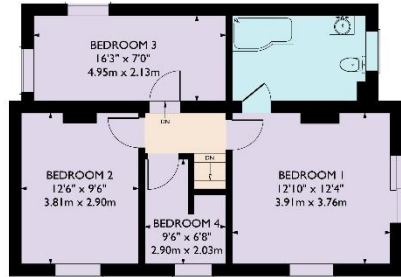
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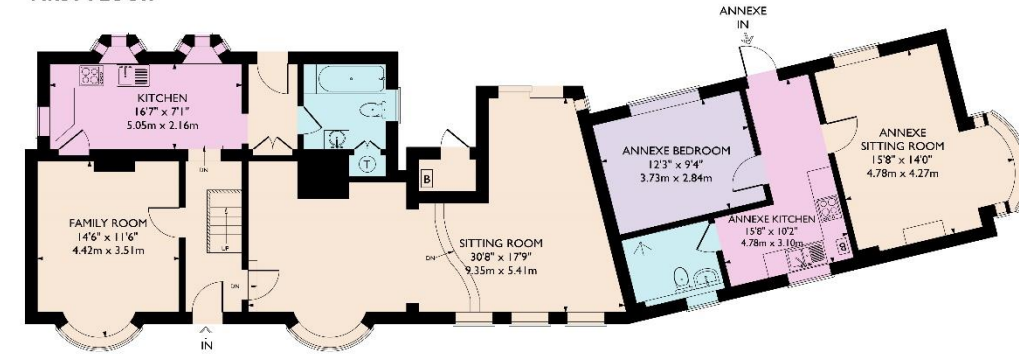
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APPROXIMATE GROSS INTERNAL AREA
 MAIN HOUSE = 1450 SQ FT / 135 SQ M
 ANNEXE = 472 SQ FT / 44 SQ M
 TOTAL = 1922 SQ FT / 179 SQ M



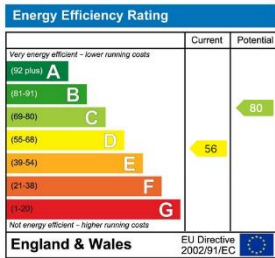
FIRST FLOOR



GROUND FLOOR

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Council Tax Band: G

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