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Country House  
& Farm Sales

Forge House, Terrick, Buckinghamshire, HP17 0TG



## GUIDE PRICE £750,000

This beautifully presented three bedroom brick and flint character cottage is located in the Village of Terrick and nestled on the edge of the Chiltern Hills, listed as an area of outstanding natural beauty. Boasting three reception rooms, two bathrooms and cloakroom the property also has large gardens to the side and rear, off street parking and a large double garage all of which gives this property everything you would expect from this one of a kind charter home.

## PORCH

Entering the property the porch has double glazed windows to both side aspects and door to leading into the dining room.

## DINING ROOM

With a window to the front aspect, doorway to both the lounge and inner hall leading to the kitchen, tiled flooring, exposed wooden beams and log burner.

## LOUNGE

With dual aspect window to the front and side aspects, open fire place with log burner, exposed wooden beams and carpeted flooring.

## INNER HALLWAY

With wood effect flooring, doors leading to the kitchen, garden room, utility room and rear garden as well as storage cupboard.

## KITCHEN

With a good range of both wall and floor units, wooden work surfaces, space for dishwasher and fridge/freezer, Belfast drop sink, part tiled walls and original quarry tiled floor, Rangemaster cooker, dual aspect windows to the both the front and the rear and well as a radiator and exposed wooden beams.



## GARDEN ROOM/BEDROOM FOUR

With patio doors to the side aspect leading to the garden, window to the rear aspect and wood effect flooring.

## UTILITY ROOM

The utility room has plumbing for a washing machine and tumble dryer and window to the side aspect.



## BATHROOM

There is a white bath with mixer taps and rain shower over, W/C, wash hand basin, dual aspect windows to the rear and side aspect, wood effect flooring and a heat towel rail.

## LANDING

Rising from the ground floor the landing has door leading to all bedrooms and W/C, airing cupboard as well as



carpeted flooring, a radiator and a window to the rear aspect.

### MASTER BEDROOM

With dual aspect windows to the front and side aspects, the bedroom also has carpeted flooring, a walk in wardrobe, radiator and exposed wood beams.

### EN-SUITE

The en-suite has a shower cubical, W/C, wash hand basin, window to the side aspect and a heated towel rail.

### BEDROOM TWO

With a window to the front aspect, carpeted flooring, radiator as well as a second door to the landing.

### BEDROOM THREE

With a window to the front aspect, built in wardrobe, carpeted flooring and a radiator.

### W/C

W/C, wash hand basin, storage space and a heated towel

rail.

### GARAGE

This well proportioned double garage has two sets of double doors, a single door to the side, power and lighting.

### OUTSIDE

To the front of the property you will find lawn area which leads to round to driveway access via a gated gravel drive.

As you leave the rear of the house there is a walled private all weather area with space for patio furniture perfect for entertaining. Rising up several steps to the upper lawn the enclosed rear garden has borders containing mature shrubs and bushes and decked area.

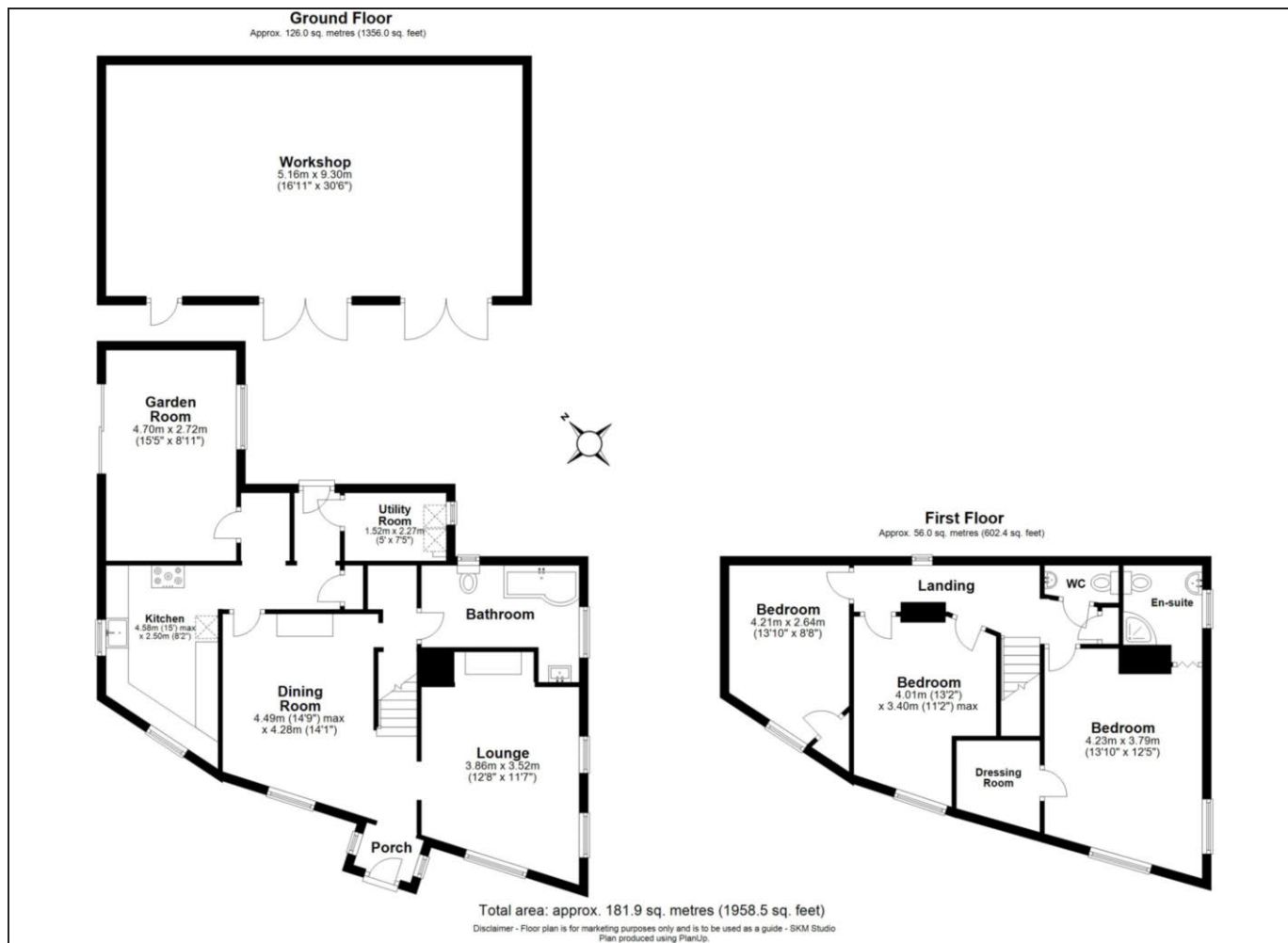
### LOCATION

The hamlet of Terrick is located in the parish of Ellesborough and falls within a designated Area of Outstanding Natural Beauty on the edge of the Chiltern Hills. There are numerous picturesque walks through the

surrounding countryside adjacent to the Prime Ministers country retreat of Chequers. Nearby Wendover offers an eclectic mix of shops, pubs and restaurants. Stoke Mandeville Station is around two miles away whereby the Chiltern Line offers an excellent reliable service to London Marylebone (50 mins), whilst access to the M25 can be found via the A41 at Tring (8 miles), or alternatively the M40 at High Wycombe (11 miles).







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