



WOODROW FARM COTTAGE

Cherry Lane, Woodrow, Amersham HP7 0QH



BARTRAMS

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An enchanting five-bedroom detached home with a one-bedroom annexe, accessed through electric gates and a tree-lined driveway that is situated within this picturesque hamlet of the Chiltern countryside. Perfect for equestrian enthusiasts, the property features stables and approximately 9.3 acres of beautiful gardens and paddock.

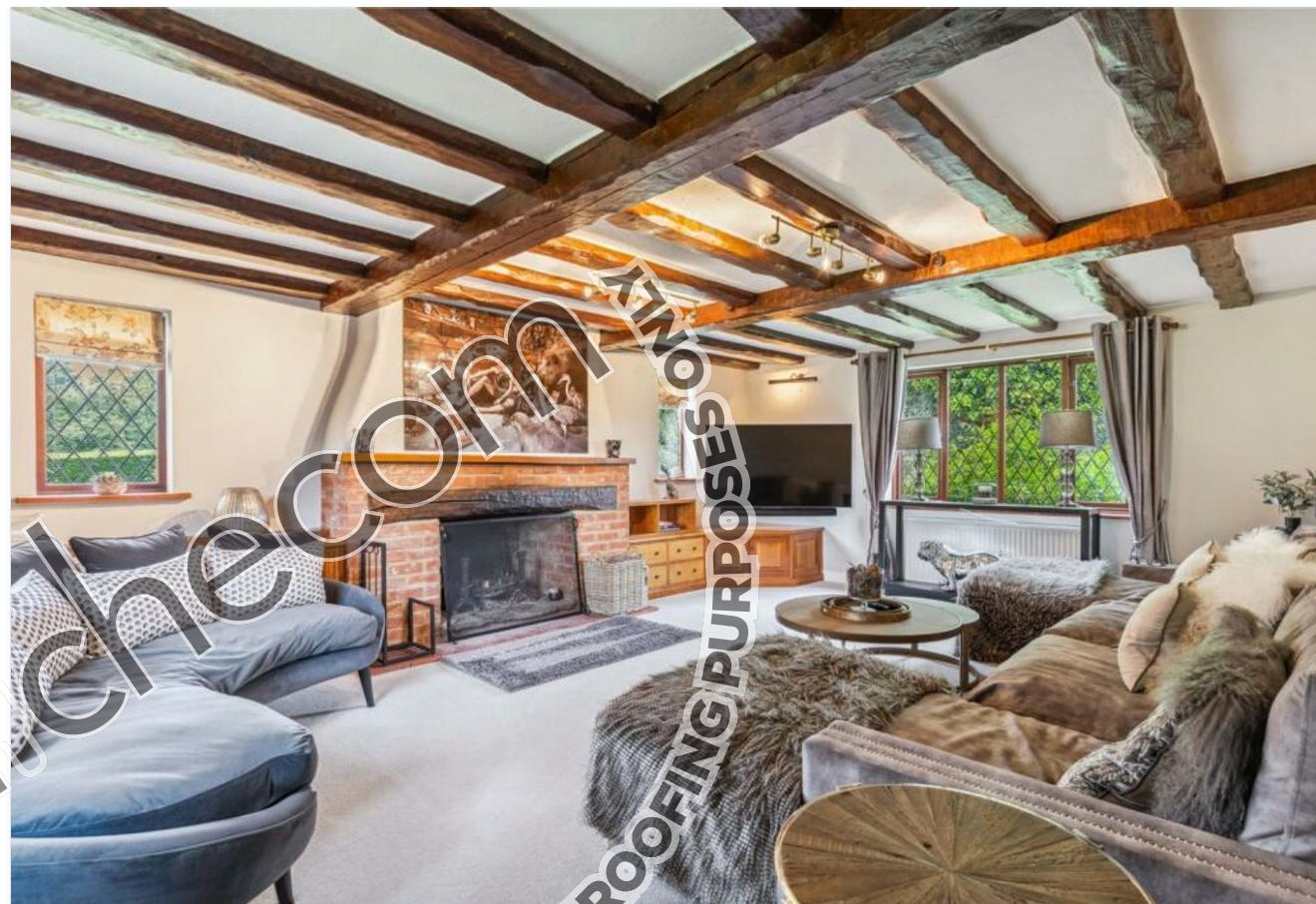
Description

Woodrow Farm Cottage is an enchanting five-bedroom detached residence brimming with character and charm set amidst the stunning Chiltern countryside. Originally constructed circa 1927 this thoughtfully extended property offers a spacious and versatile family home nestled in approximately 9.3 acres of picturesque gardens and paddocks. Providing both privacy and tranquillity it's an ideal haven for equestrian enthusiasts or anyone aspiring to a serene country lifestyle without compromising on convenience.

Summary of accommodation

Accessed through electronically operated gates, a scenic, tree-lined driveway leads you to the main house and stable yard. Elevated in position, Woodrow Farm Cottage boasts sweeping views over its beautifully maintained grounds creating a picturesque backdrop for country living. Inside, the home features a spacious and adaptable layout. The ground floor includes an Annexe perfect for additional accommodation, a home office or even a therapy room. The inviting triple-aspect sitting room showcases an elegant open fireplace and traditional ornamental beams, while the charming formal dining room features a brick fireplace, making these spaces perfect for entertaining guests or enjoying cozy family gatherings. At the heart of the home lies the expansive kitchen/breakfast room, designed with family living in mind. Equipped with a range of units, granite worktops, a central island, and an Aga with an electric companion, it serves as the perfect setting for family gatherings. A raised seating area adds to the warmth and welcoming atmosphere, making it an ideal spot for relaxed meals.

The first floor accommodates five generous bedrooms, each with built-in wardrobes and ample storage. The principal and guest bedrooms enjoy en suite facilities, while the three remaining bedrooms share two additional bathrooms. This flexible layout makes the home perfect for growing families.





Gardens and Grounds

The outdoor space is equally impressive. A large front terrace, complete with a rockery and Koi pond creates a stunning setting for alfresco dining and relaxation, complete with views over formal lawns and flower beds. For equestrian interests, the stable yard is well-equipped with four stables, a tack room, and a garden room above the double garage with additional storage, as well as a tractor store and hay barn. The extensive paddocks and ménage enhance the property's equestrian allure, while a rear track offers extra access for larger vehicles and deliveries.

Location

Woodrow Farm Cottage is ideally situated in the small hamlet of Woodrow, just outside Amersham. The historic Amersham Old Town well known for its charming period buildings, boutique shops and restaurants is a short drive away, while Amersham on the Hill provides modern conveniences, including supermarkets and excellent transport links. The nearby Metropolitan and Chiltern Lines caters direct connections to London making this an ideal countryside retreat for commuters. The M40 and M25 motorways are also easily accessible connecting you to the national motorway network.

Services:

Oil fired heating. Mains water, Solar & electricity and drains. Broadband and telephone subject to contract with supplier.

Council Tax Band: H

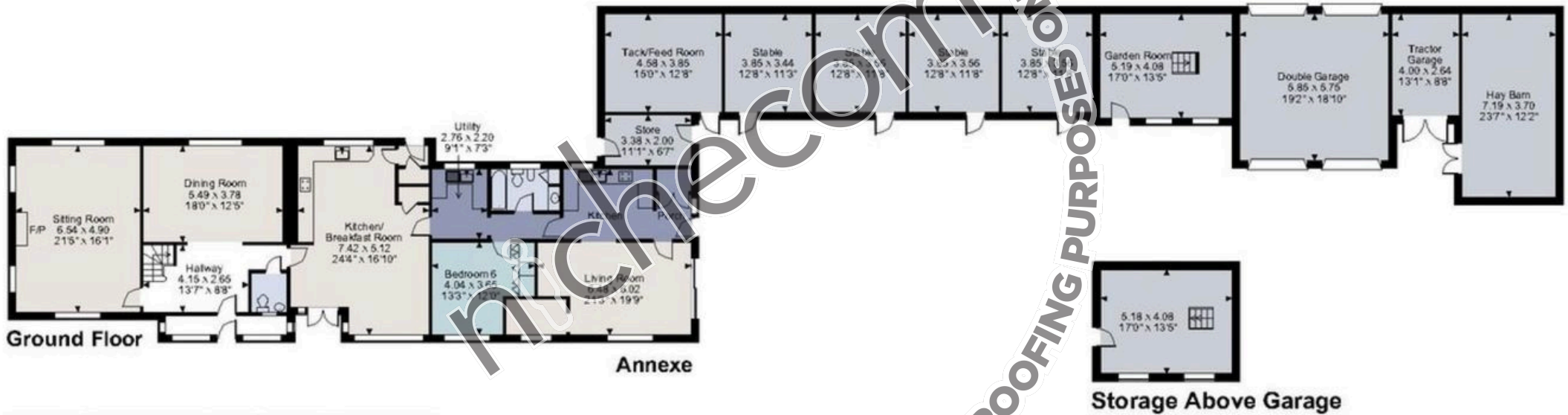
EPC Rating: C

Local Authority:

Buckinghamshire Council



Woodrow Farm Cottage, Woodrow, Amersham
Main House gross internal area = 3,063 sq ft / 285 sq m
Garage gross internal area = 480 sq ft / 45 sq m
Outbuildings gross internal area = 1,156 sq ft / 107 sq m
Office Building gross internal area = 455 sq ft / 42 sq m
Total gross internal area = 5,154 sq ft / 479 sq m



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