

THE MODERN HOUSE



*Buckinghamshire
Sold*

Pednor

This bright three-bedroom semi-detached cottage, with large private garden, can be found on a quiet no-through road in a hamlet atop the Pednor Valley, an Area Of Outstanding Natural Beauty in the Chiltern Hills, just ten minutes' drive to the Metropolitan Line at Chesham.

A complete renovation of the property was carried out by the owner, an architect, in 2013 and included extending into a wood store and garages from the original 1927 design. Internal accommodation now measures approximately 1,300 sq ft.

Entry is to the old part of the house via the front garden and off-street parking area. To the left is the extended area, an expansive open-plan kitchen, dining and family room with vaulted ceilings and exposed roof trusses. The space is bathed in light from tall glazed strips and a circular gable window at one end, and glazed bi-fold doors to the south-facing rear terrace and garden at the other. An oil-fired Heritage cooker occupies a central position behind the large kitchen island, and provides central heating for the house.

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What was once the wood store now provides secondary access through the property and comprises a library and study area with a larger study around the corner. With the exception of the central shower and utility room, the ground floor has painted-wood flooring throughout, extending through to a large living room with log burner and latticed French windows to the garden.

There are three bedrooms on the first floor, two with built-in wardrobes, and a raised family bathroom. The attic is boarded and currently used for storage but could potentially serve as a fourth bedroom.



Pednor is a charming hamlet close to the border between Buckinghamshire and Hertfordshire. It is surrounded by open countryside and is popular with horse riders, cyclists and walkers. Around ten minutes' drive away is Great Missenden, the home of Roald Dahl and a delightful village with good pubs and cafes, a farm shop at Peterley Farm, and a fantastic Nursery and display gardens called The Plant Specialist. Chesham is a short drive away and has a twice-weekly market selling local produce, a pedestrianised high street with a number of independent retailers, and a large Waitrose.

The area has a number of highly regarded state and independent primary and secondary schools including Chesham Grammar School, Dr Challoners High School, The Beacon School and Heatherton House.



Great Missenden station runs twice-hourly Chiltern Line services to London Marylebone, taking approximately 50 minutes. Despite its rural setting, the house is just ten minutes from Zone 9 of the London Underground at Chesham which is the last stop on the Metropolitan Line. The M40, M4, M25 and M1 are also all within easy reach, as is Heathrow Airport which is around 30 minutes' drive.

*South-East England
Sold*

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.