



# Little Meadle

Guide Price £1,000,000

 **TIM RUSS**  
& Company





Tucked away in the peaceful rural village of Little Meadle, this beautifully preserved 19th-century brick cottage offers a rare opportunity to purchase a true character home with equestrian facilities ideal for one or two horses. Set within 1.4 acres and surrounded by open countryside, the property combines period charm with practical amenities in an idyllic semi-rural setting. Rich in original features, the cottage showcases exposed beams, quarry-tiled floors, and a cosy sitting room centred around a log-burning fireplace. A light-filled garden room connects both the sitting room and study, framing lovely views over the gardens and paddocks. The spacious kitchen and breakfast room features wooden work surfaces, complemented by a separate utility and boot room, plus a cloakroom. Upstairs, three generous double bedrooms include a principal suite with dressing room and en suite, while the family bathroom enjoys a classic clawfoot roll-top bath. Outside, a large lawned garden with mature trees and a terrace provides an inviting space to relax. Side gated access leads to the well-planned equestrian facilities, comprising a stable yard with three loose boxes and a tack room, along with three paddocks—one with a field shelter—making it perfectly suited for keeping one or two horses at home. With a double carport and ample off-road parking, this charming cottage offers an exceptional chance to embrace countryside living, period character, and private equestrian convenience all in one.





Little Meadle is a small and peaceful rural hamlet in Buckinghamshire, quietly nestled between the neighbouring hamlets of Meadle and Owlswick within the civil parish of Longwick-cum-Ilmer. Though Little Meadle itself contains no shops or services, its tranquil setting is surrounded by open countryside, footpaths, bridleways and farmland, offering an authentic semi-rural lifestyle. Just a short distance away is Orchard View Farm in the neighbouring hamlet, where you'll find a farm shop, café and butchery, ideal for local produce and a friendly community hub. A short drive brings you to the historic market town of Princes Risborough, which offers everyday amenities including shops, supermarkets, pharmacies, restaurants, a sports centre and a railway station with regular services to London Marylebone and beyond. The wider area is well served by schooling options at all ages, including access to local catchment and grammar schools, and provides excellent recreational opportunities with golf clubs, tennis clubs and scenic walking, cycling and riding routes across the Area of Outstanding Natural Beauty that surrounds the village.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E









Floor Plan produced for Tim Russ & Company by Media Arcade ©.  
 Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

## Tim Russ and Company

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