



April Cottage | Moor Common | Buckinghamshire | HP14 3HU



## Property Features

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- Four Bedroom Detached Period Property
- Garage, Gym & Self Contained Studio
- Private & Secluded Location
- 1 Acre Garden & 2.5 Acres of Woodland
- Three Reception Rooms
- Period Features
- Versatile Living
- Fabulous Countryside Walks on Your Doorstep
- Excellent Transport Links
- EPC 42 E / Council Tax Band G

## Full Description

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April Cottage, thought to date back to 1690, is a stunning brick and flint property located in a private and secluded location on the edge of the tranquil hamlets of Frieth and Moor Common on the Buckinghamshire/Oxfordshire borders. The property has been tastefully updated over the years, retaining many period features to create a unique blend of historical charm and modern amenities. Standing on an impressive plot that includes a one-acre garden and 2.5 acres of woodland, April Cottage offers a perfect sanctuary for those who appreciate nature and outdoor living.

Entering through the original front door, there is a welcoming hallway with space to leave your coats and shoes after enjoying the peaceful outside space and woodland. There is also a practical downstairs shower room for residents and guests. The cosy lounge embraces rural living and is the perfect space to unwind after a long walk in the surrounding Chilterns countryside. Step through into the expansive country kitchen, fitted with a combination of modern appliances with a traditional Aga being the focal point. Cooking and entertaining is seamless in this kitchen as there is a breakfast bar for relaxed meals and a light filled dining room with cosy wood burner which overlooks the garden for more formal dinners.

Step back into the heart of the property and you find yourself in the light and airy living room and family room. Natural light floods this area due to the high ceilings, attractive floor to ceiling trapezoid style feature window and double doors which lead out to the garden. There is also an entrance to this part of the house from the rear of the property, a practical downstairs WC and stairs to the mezzanine bedroom. This bedroom includes a freestanding bath overlooking the rear garden, ensuring privacy with no need for curtains. There are a further three generously sized bedrooms providing comfortable accommodation for family and guests, one of which has an en-suite bathroom.

The property also includes a garage, a fully equipped gym, and a self-contained studio, including a kitchenette and en suite shower facilities, ideal for guests or as a rental space. The home office ensures that you can work efficiently in a dedicated and inspiring environment.

The standout feature of the property is undoubtedly the impressive plot which includes a beautifully landscaped gardens of approximately 1-acre garden with sociable sun terrace and several seating areas for al-fresco dining. There is plenty of space for children to play football and cricket with friends and family or for young adventurers to explore the 2.5 acres of mature woodland within a safe environment.













