



# Briar Cottage Cockpit Road

Great Kingshill, High Wycombe

- Stunning, large period cottage of outstanding quality
- Beautifully landscaped gardens with swimming pool, summerhouse and tranquil seating areas
- Breathtaking kitchen/diner with bi-folds to the garden
- Four/five bedrooms, four/five reception rooms, three bathrooms
- Wonderful combination of period features with high quality contemporary touches
- Driveway with large detached garage, walled front aspect
- Idyllic setting with Countryside views to the front

Great Kingshill is a pretty village with the benefit of the usual facilities including a village shop, hall, local schools and cricket on the village green. For more extensive facilities the nearby villages of Great Missenden and Prestwood provide shopping and social amenities, with a mainline rail link from Great Missenden to Marylebone. The towns of Amersham and High Wycombe are both easily accessible. \*\*\*  
**SCHOOL CATCHMENTS\*\*\*** Primary- Great Kingshill Infant and Middle School. Upper- Holmer Green Senior School and Sir William Ramsay Secondary (both mixed). Boys' Grammar- The Royal Grammar School, The John Hampden Grammar School. Girls' Grammar- Wycombe High School, Beaconsfield High School\*\*\*

Council Tax band: F EPC band D

Tenure: Freehold



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Great Kingshill, High Wycombe

Thought to date from the mid 19th Century, Briar Cottage is an outstanding, charming five bedroom detached period cottage.

This exceptional five-bedroom detached period cottage seamlessly blends timeless character with luxurious modern living, offering an outstanding standard throughout. The heart of the home is a breathtaking kitchen and dining space, featuring bespoke shaker-style cabinetry, quartz worktops, and premium integrated appliances, all illuminated by natural light from expansive bi-fold doors and sky lights. The property boasts an impressive layout with four or five spacious double bedrooms, each thoughtfully designed with a range of individual flooring, built in storage and original features, as well as four or five elegant reception rooms, ideal for both entertaining and family life. There are three beautifully appointed bathrooms, each with contemporary and period sanitaryware, rainfall showers and beautiful design. Throughout the cottage, period features such as working fireplaces, solid flooring, and hand-finished plasterwork blend harmoniously with contemporary lighting and high-spec finishes. The interiors are defined by a sophisticated palette, combining Farrow & Ball paints with tactile textures and bespoke joinery. Every detail, from the traditional cast iron radiators to the custom-fitted storage solutions, has been carefully considered to create a warm and inviting atmosphere. The magnificent gardens have been thoughtfully designed to include a range of tranquil seating areas, mature planting and the new owners can enjoy the Summerhouse, gym and swimming pool all year round. With countryside views to the front, this remarkable home offers a rare opportunity to enjoy classic charm and modern comfort in a truly idyllic setting.



# Briar Cottage

Approximate Gross Internal Area

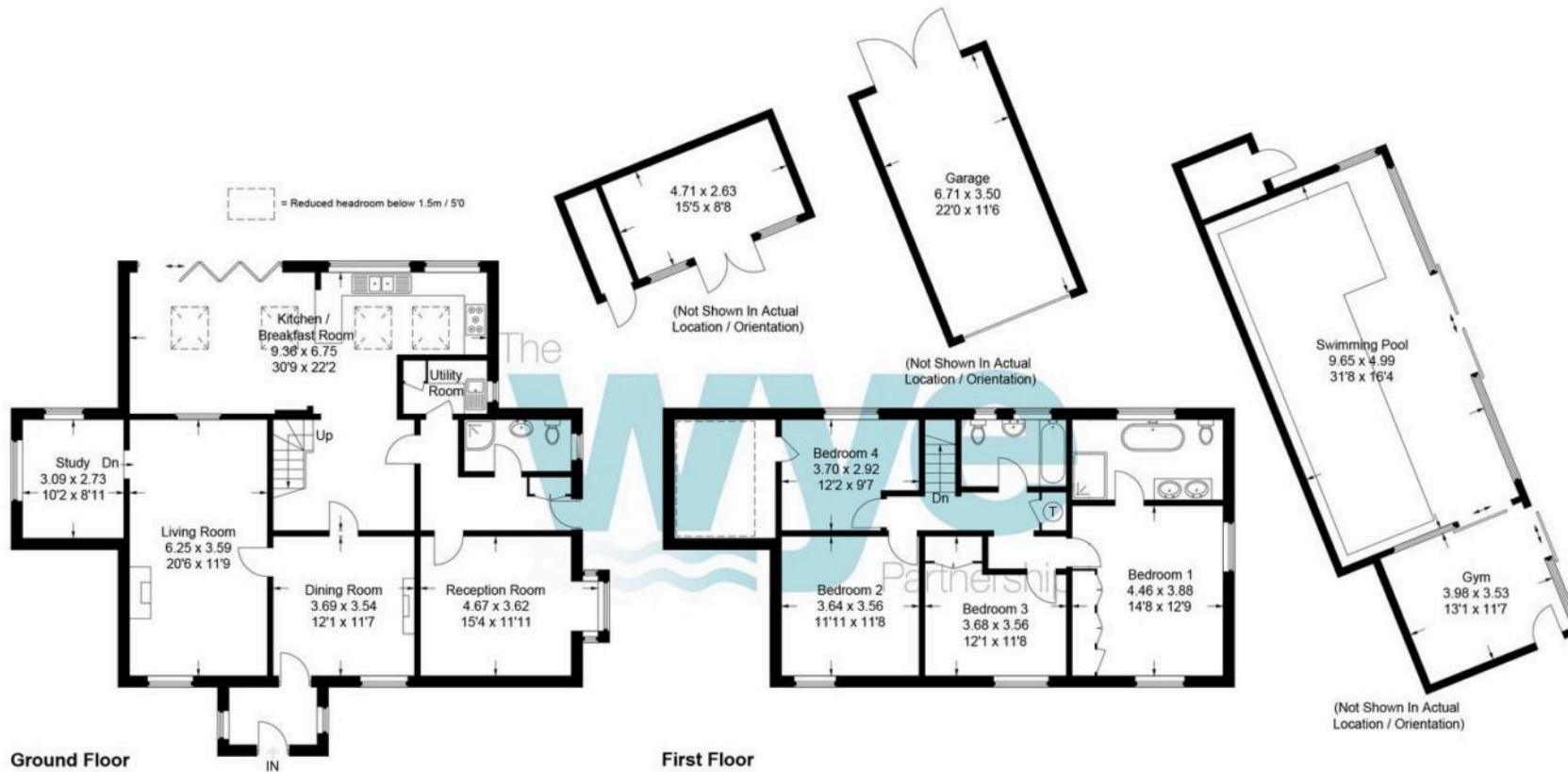
Ground Floor = 127.9 sq m / 1,377 sq ft

First Floor = 86.1 sq m / 927 sq ft

Outbuildings = 98.9 sq m / 1,064 sq ft

(Including Garage / Excluding External Cupboards)

Total = 312.9 sq m / 3,368 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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## The Wye Partnership Prestwood

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