

# THE BEAR HOUSE

NETHER WINCHENDON - BUCKINGHAMSHIRE



TIM RUSS  
*prime*









**THE BEAR HOUSE  
BARRACK HILL  
NETHER WINCHENDON  
BUCKINGHAMSHIRE**

*Haddenham c3.5 miles | Thame c6 miles  
Oxford c21 miles | Aylesbury c8 miles*

**A simply delightful period cottage  
beautifully set in a third of an acre in  
this charming Buckinghamshire village**

Reception Hall | Cellar | Sitting Room  
Dining Room | Kitchen/Breakfast Room  
Rear Hall | Cloakroom | Utility Room  
Garden Room

Main Bedroom with En Suite | Two Further  
Double Bedrooms | Family Bathroom

Double Garage | Lovely Gardens with  
Countryside Views

In All About 0.35 Acre

**TIM RUSS**  
*prime*

6 Burkes Court, Beaconsfield, HP9 1NZ  
T 01494 674321 E prime@timruss.co.uk

112 High Street, Thame, OX9 3DZ  
T 01844 217722 E thame@timruss.co.uk

**timruss.co.uk**







### LOCATION

Nether Winchendon is a picturesque village nestling at the foot of Barrack Hill surrounded by stunning open countryside. The village boasts both St Nicholas Church, with a tower that dates back to the 15th Century and Nether Winchendon house, a Medieval and Tudor house dating back to the 16th Century. There are excellent schools situated nearby from Cuddington for nursery school, Haddenham for primary and Waddesdon CE for secondary schooling. Local village shops can be found in Cuddington and Chearsley, with more comprehensive amenities and facilities in Thame and Aylesbury. Haddenham & Thame parkway station offers an excellent mainline service to London Marylebone.

### THE PROPERTY

This beautiful Grade II Listed cottage dates in origin from the 18th Century and was formerly The Bear Inn before becoming this quite exquisite home. The property offers immense charm throughout and has unusually good ceiling heights for its era with exceptionally light accommodation, as the ground floor rooms all enjoy a dual aspect.



The original main entrance is as the front of the cottage but the door to the rear is used on a day to day basis; this opens into a reception hall with a cloakroom and a generous utility room. The vaulted garden room with full height contemporary glazed doors opening onto the garden is a wonderful place to sit and get very little done! The kitchen/breakfast room is well proportioned and enjoys a dual aspect, comprehensively fitted with shaker style units and granite work surfaces, together with integrated appliances.



There is a separate dining room with Inglenook fireplace and a very pretty original stained glass window. The main hallway has the staircase to the first floor and access down to the cellar. The cosy sitting room has a smaller inglenook fireplace and a wood burning stove.

Upstairs there is a main bedroom with a lovely vaulted ceiling and an en suite shower room. There are two further double bedrooms and a large contemporary family shower room.

### **OUTSIDE**

The property is approached by a driveway providing ample parking and access to a large double garage which has a staircase to a first floor for storage or hobbies room.

The Gardens are an absolute delight with a generous paved terrace to the rear of the cottage, bordered by and adjoining a wide expanse of lawn, with well stocked beds and borders. There is a small copse of Birch trees, garden shed and vegetable plot. The whole setting is quite sublime and capped by the exceptional views

### **COUNCIL TAX BAND G**

### **POSTCODE**

HP18 0DU

### **VIEWING**

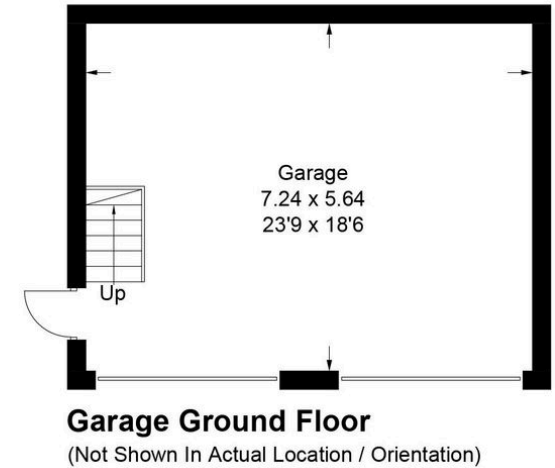
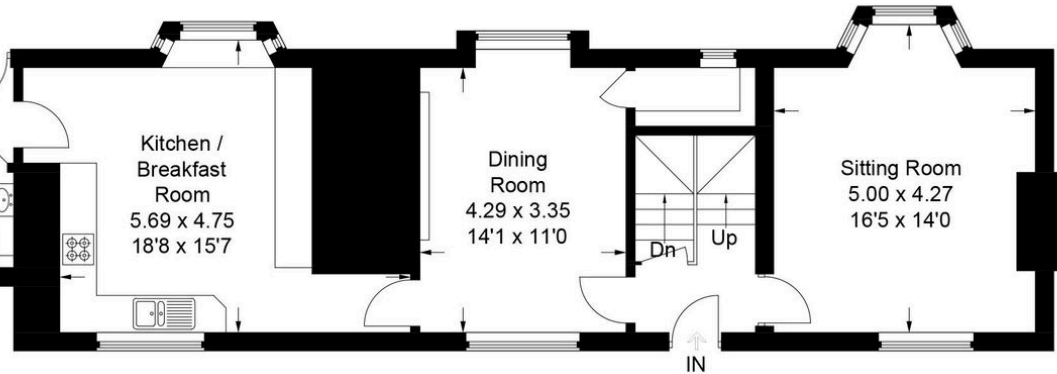
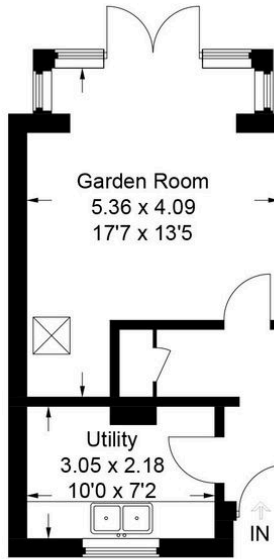
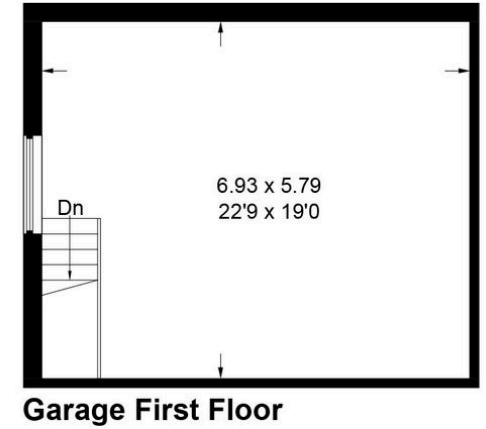
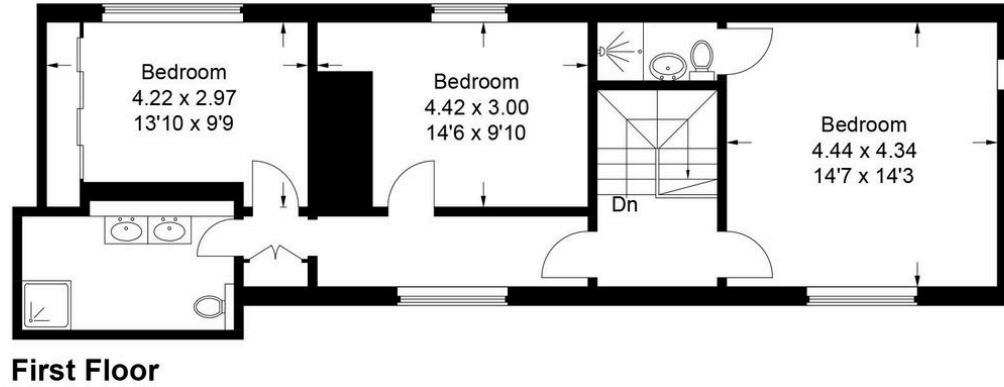
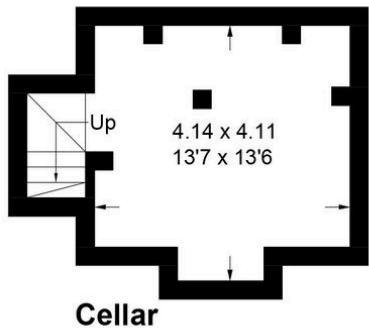
Strictly by appointment.











## The Bear House

Approximate Gross Internal Area  
 Cellar = 17.6 sq m / 189 sq ft  
 Ground Floor = 102.2 sq m / 1,100 sq ft  
 First Floor = 69.3 sq m / 746 sq ft  
 Garage Ground Floor = 41.7 sq m / 449 sq ft  
 Garage First Floor = 40.3 sq m / 434 sq ft  
 Total = 271.1 sq m / 2,918 sq ft

### Disclaimer

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