



THE COTTAGE
GIBRALTER BUCKINGHAMSHIRE

TIM RUSS
& COMPANY



THE COTTAGE GIBRALTER BUCKINGHAMSHIRE

A GRADE II LISTED STYLISH HOME
WHICH MELTS PERIOD AND
CONTEMPORARY LIVING
PERFECTLY

GUIDE PRICE £795,000



The Property

This home has a beautiful blend of contemporary and period features that have been melded to create a gorgeous, detached Grade II Listed property which is both light and spacious.

There are many access points to this charming home. The entrance hall with fitted storage cupboards leads to both living spaces. A vaulted sitting room with twin glazed doors connecting to the garden. A lovely wood burner and a bespoke floor to ceiling bookshelf with ladder.

Special mention must be made of the recently fitted kitchen, featuring a beautiful range of shaker style cupboards with complimentary quartz work surfaces and a central island offering further storage and breakfast bar which is so right for when your friends pop round for a glass of wine. A really attractive fireplace with wood burning stove is located in the snug area of this great space. Also on the ground floor is an updated bathroom and a guest suite with an ensuite shower room and once again double doors connecting to the garden. A very useful utility room and cloakroom concludes the ground floor.

To the first floor the principal bedroom, which is full of character, enjoys a spacious dressing room and a night cloakroom. A further pretty bedroom will be found on this floor.

Outside

The gardens have been beautifully landscaped. Spaces to entertain, pretty interspersed planted areas and meandering pathways. Completely private and a great place to spend a summer's evening with your family and friends.

Driveway parking for two motor vehicles is also on site.

Location

Gibraltar is a small, picturesque hamlet falling within the parish of Dinton-with-Ford and Upton and is located between the attractive market town of Thame and the larger town of Aylesbury. Comprising of mainly period dwellings and agricultural land, this peaceful location boasts a nearby reputable public house/restaurant 'The Seven Stars in Dinton' which has in recent years completed a major renovation program. For schools, the reputable Dinton C of E primary school is located nearby with Aylesbury Grammar school for secondary education only 5 miles away. The highly regarded Ashfold School is located close by for private education.

For the commuter, Haddenham and Thame Parkway Station is located within 2 miles offering a comprehensive service into London Marylebone via the Chiltern line in under 40 minutes whilst the M40 for London and Birmingham is only 9 miles approximately.

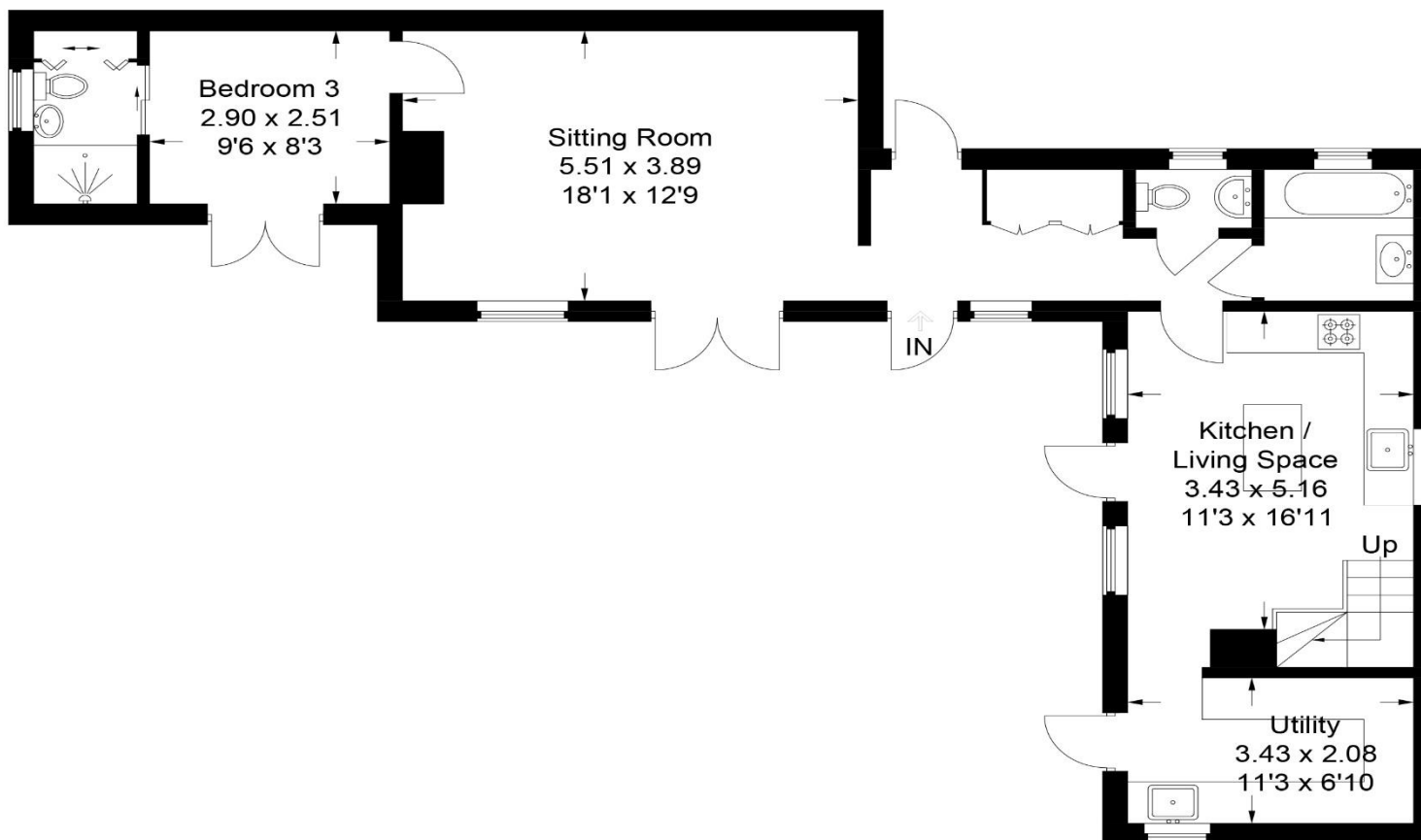
Post code for SatNav: HP17 8TY

Additional Information

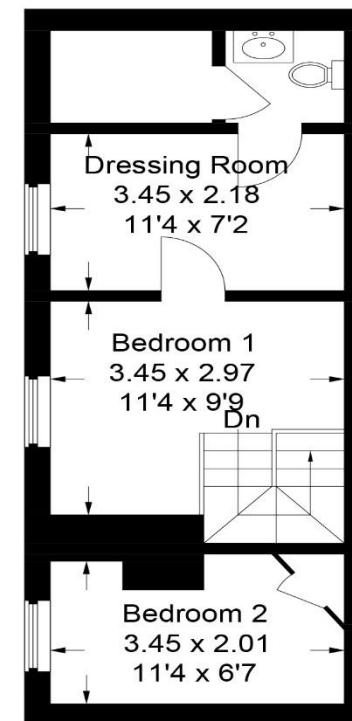
- **Council Tax Band** - F
- **EPC Rating** – N/A as listed Grade II Listed
- **Services** – Mains electricity, water, drainage and gas fired central heating
- **Local Authority** – Buckinghamshire County Council
- **Tenure** – FREEHOLD
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Ref: TH/3282





Ground Floor



First Floor

The Cottage

Approximate Gross Internal Area
 Ground Floor = 69.4 sq m / 747 sq ft
 First Floor = 32.6 sq m / 351 sq ft
 Total = 102.0 sq m / 1,098 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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112 High Street, Thame, Oxon OX9 3DZ

T: 01844 217722

E: thame@timruss.co.uk

www.timruss.co.uk

