

# FIELD COTTAGE

UPTON, BUCKINGHAMSHIRE. HP17 8UA



HAMNETT  
HAYWARD



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**A beautiful four bedroom detached period cottage enjoying a lovely rural hamlet setting and within glorious mature gardens.**

Wonderfully situated within the heart of this charming hamlet, surrounded by glorious countryside, Field Cottage is the perfect rural cottage to unwind and enjoy a slower pace, whilst offering a 10 minute drive to Haddenham & Thame parkway for the train to London Marylebone (under 40 minutes). Originally constructed circa 17<sup>th</sup> Century of Wychert elevations with eyebrow dormer windows, the cottage is listed Grade II whilst extended and modernised in more recent years. A particular feature of the property is the generous plot, offering a detached garage, parking and the most beautiful rear garden.

Internally the property offers a wealth of period features including a 22' sitting room with exposed beams and stunning fireplace housing a wood burning stove. The kitchen is classic with a generous pantry and a range of shaker style units with a traditional three oven Aga in red. Further accommodation includes an inner hallway, ground floor bathroom, a more modern Dining/ family room which opens to a bespoke timber framed garden room flooded with natural light. To the first floor The cottage impresses with four pretty bedrooms, , the original three all enjoying character and exposed beams. The principal bedroom suite is positioned over the modern extension and extending to an impressive 16' with a range of built in wardrobes and views over the garden. The bedroom has an en-suite shower room.

Externally the property is approached at the front through a timber picket gate, bordered by a beautiful stone wall, opening to a garden path opening to stunning garden. A generous paved terrace offers a private area for entertaining and al-fresco dining whilst enjoying views of the garden. The rear itself offers a wonderfully secluded mature garden and a sunny South-Easterly aspect. The garden has an extensive array of mature planting with many shrubs, hedging and trees. A detached garden store offers great potential for a workshop or small garden office, whilst a detached garage is positioned at the bottom of the garden with off street parking.

In our opinion this is a unique opportunity to acquire a pretty four bedroom cottage, combining modern living with period features and wonderfully situated for the quiet life whilst just a short drive to the station for access into London Marylebone (just 37 minutes)

“A BEAUTIFUL PERIOD COTTAGE WITHIN THE MOST STUNNING GROUNDS, FIELD COTTAGE OFFERS THE QUIET LIFE WITHIN A RURAL HAMLET, WHILST WITHIN A SHORT DRIVE OF THE STATION FOR LONDON MARYLEBONE”



## AT A GLANCE

- A beautiful 17<sup>th</sup> century Grade II listed cottage enjoying a beautiful hamlet setting
- Four bedrooms, three receptions rooms, kitchen/breakfast room
- The most stunning mature garden offering an excellent degree of privacy
- Off street parking, detached garage and period outbuilding/workshop
- Rural setting whilst just a ten minute drive for station to London Marylebone (under 40 minutes)





## SUMMARY

- Entrance hall
- Ground floor bathroom
- 14' kitchen/breakfast room with Aga
- 22' Sitting room with fireplace housing wood burning stove
- Dining/family room
- Garden room
- Principal bedroom with en-suite shower room
- Three further bedrooms
- Off street parking
- Detached garage
- Period outbuilding in garden
- The most stunning mature plot
- Beautiful South-East facing garden
- Stunning rural hamlet location close to open countryside
- Within a short drive of Haddenham & Thame parkway for a comprehensive service into London Marylebone (just 37 minutes)
- Grade II listed
- Many original features
- Kitchen with AGA
- Generous accommodation extending to 1,683 SQ.FT



## Upton, Upton, Nr Dinton, HP17

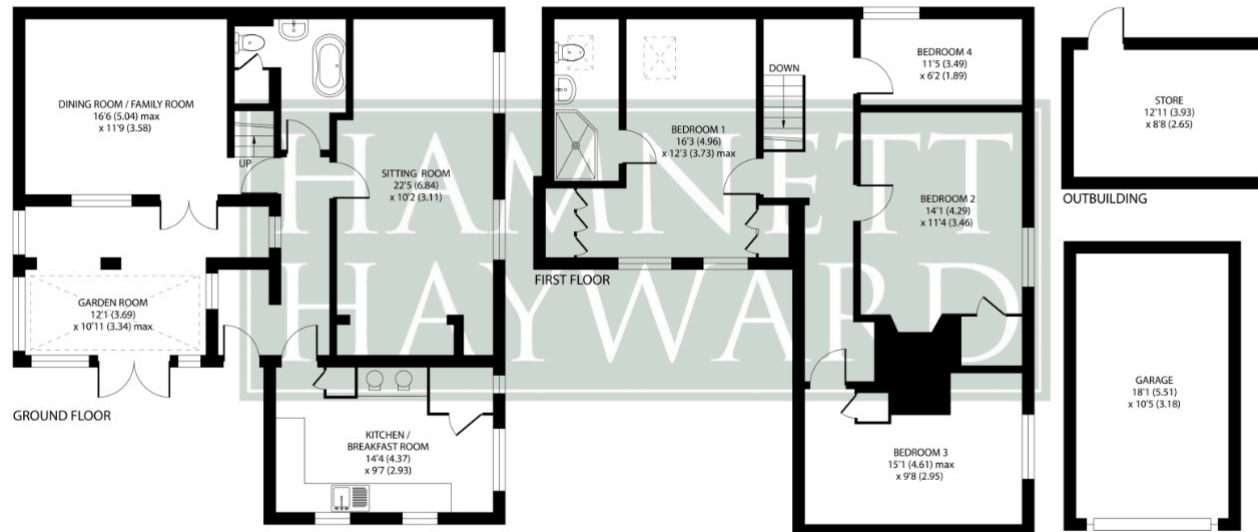
Approximate Area = 1683 sq ft / 156.3 sq m

Garage = 188 sq ft / 17.4 sq m

Outbuilding = 112 sq ft / 10.4 sq m

Total = 1983 sq ft / 184.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hamnett Hayward Ltd. REF: 1280326

## LOCATION

Upton is an ancient farming hamlet with barns, footpaths and stunning views, and makes up part of the parish of Dinton with Ford and Upton. The hamlet adjoins the picturesque village of Dinton, separated by the picturesque Dinton Folly vineyard. Dinton itself is a traditional Buckinghamshire village located within the Vale of Aylesbury on the ancient turnpike linking Aylesbury and Thame. There was an ancient mansion house in this parish that belonged to the Mayne family for many years (they were Lords of the manor in 1086) This has long since disappeared but the ground works of the ancient manor house still remain and are a goldmine of archaeological finds. There is also a ruined mock-fortified building, Dinton castle also known as Dinton Folly. The village has the reputable Church of England primary school linked with Cuddington and bus services connecting to Aylesbury Grammar schools in Aylesbury. The Seven stars is a superb public house and restaurant located in the heart of the village with further restaurants in nearby Thame. There is easy access to the M40 Motorway at junctions 7 or 8a for access to London and the midland motorway network. Mainline railway services are available at Haddenham & Thame Parkway for Chiltern Line Services to London Marylebone including a fast train taking only 36 minutes.

## ADDITIONAL INFORMATION

**Services:** Mains water, gas & electricity

**Heating:** Gas fired central heating to radiators.

**Tenure:** Freehold

**Energy Rating:** Current D (60) Potential A (97)

**Local Authority:** Buckinghamshire Council Aylesbury Vale area

**Postcode:** HP17 8UA

**Council Tax Band:** G

GUIDE PRICE £795,000



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