

HOLLY TREE COTTAGE

4a RISBOROUGH ROAD, KINGSEY, BUCKINGHAMSHIRE HP17 8LY



HAMNETT
HAYWARD

HOLLY TREE COTTAGE

4A RISBOROUGH ROAD, KINGSEY,
BUCKINGHAMSHIRE HP17 8EJ

A most attractive three bedroom period home located within a small Buckinghamshire village offering excellent access to station for London Marylebone

Dating back originally to late 19th century, Holly Tree Cottage was once the village school house, later converted into two character cottages. The current owners extended the property in 2003 and updated to provide a stylish interior, particular mention is made of the 17' open plan kitchen/dining room/snug overlooking the garden. Kingsey is a small Buckinghamshire village close to the market town of Thame and ideal for the commuter with just a five minute drive to Haddenham & Thame parkway (London Marylebone under 40 minutes).

Internally, the property enjoys well balanced accommodation arranged over two floors including the all important open plan kitchen/dining/snug opening to the rear garden. On arrival an entrance porch provides access to the sitting room, enjoying a wood burning stove. The kitchen/dining area enjoys a lovely timber floor throughout and the kitchen is fitted with a range of base and eye level cupboard and drawer units. Appliances include an electric oven, hob and extractor, a dishwasher, refrigerator and washing machine. The kitchen/dining area flows into a snug area which is flooded with natural light and opens directly to the garden.

On the first floor the cottage features three stylish bedrooms served by a generous bathroom. Both bedrooms 1 & 2 extend to approximately 18' and enjoy views of the garden and towards The Chiltern hills.

Outside, the cottage is set back from the road and enjoys a generous garden, a recently prepared shingled area provides potential for off street parking and gated access opens to the garden. Further off street parking is available to the rear, accessed to the side of number 4. To the rear, a generous area is laid to lawn and enclosed with fencing and hedging. An outside store houses the boiler and a further gate opens to the area of off street parking.

“A MOST ATTRACTIVE VICTORIAN COTTAGE OFFERING A STYLISH INTERIOR AND LOCATED WITHIN A FIVE MINUTE DRIVE OF THE MAINLINE RAILWAY STATION FOR LONDON MARYLEBONE”



AT A GLANCE

- A three bedroom period home located within a small Buckinghamshire village
- Formerly the village school house, extended and refurbished in more recent years
- Sitting room with wood burning stove
- Off street parking to the rear and private rear garden
- Buckinghamshire village within easy reach of station - London Marylebone (under 40 minutes)



SUMMARY

- Entrance porch
- Sitting room with wood burning stove
- Superb open plan kitchen/dining/snug
- Three bedrooms
- Bathroom
- Off street parking to rear
- Generous front garden
- Attractive rear garden
- Oil fired central heating
- Period cottage with a contemporary twist
- Vacant possession with no onward chain
- Village location just a five minute drive to Haddenham
& Thame parkway for London Marylebone (40 mins)
- Excellent presentation throughout

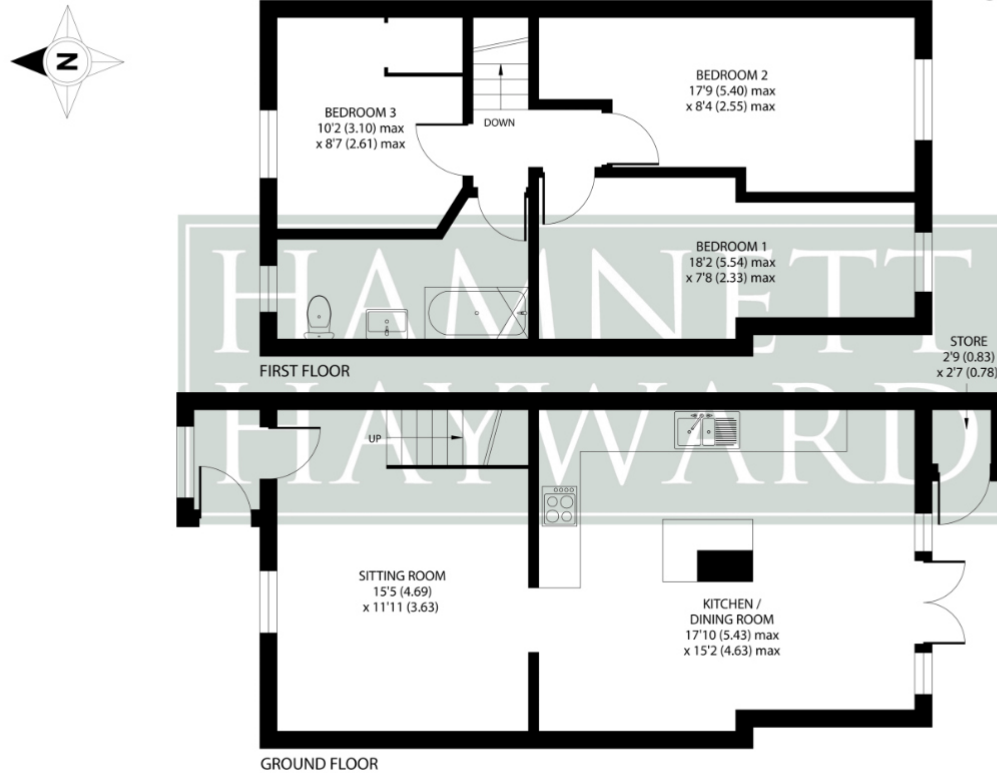
Risborough Road, Kingsey, Aylesbury, HP17

Approximate Area = 921 sq ft / 85.5 sq m

Outbuilding = 7 sq ft / 0.6 sq m

Total = 928 sq ft / 86.1 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: 1348605

LOCATION

Kingsey is a small rural village located on the A4129 between Thame and Longwick. It is surrounded by farmland cultivated by Park Grange Farm to the North and Dove House Farm to the south, with the beautiful Church of St Nicholas located in the centre. Many walks can be enjoyed in the area with a public footpath leading to the villages of Haddenham and Towersey. The nearby market town of Thame offers more comprehensive facilities, including Waitrose, a selection of pubs and restaurants and a number of reputable schools. For schooling, three reputable primary schools are located in the village with a regular bus service provided for all three Aylesbury grammar schools. In addition, the commuter is well catered for with Haddenham & Thame parkway within a five minute drive, providing regular direct line services to London, Marylebone (from 37 mins) or Birmingham. For motorists, the M40 (junction 6) is about nine miles away.

ADDITIONAL INFORMATION

Services: Mains water & Electricity, mains gas

Heating: Oil fired central heating to radiators, wood burning stove

Energy Rating: Current D (59) Potential B (84)

Local Authority: Buckinghamshire County Council, Aylesbury area

Postcode: HP17 8LY

Council Tax Band: D

Tenure: Freehold

GUIDE PRICE £490,000



HAMNETT HAYWARD

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