

Summers Cottage

DINTON • BUCKINGHAMSHIRE



RB REASTON BROWN

Summers Cottage

Dinton , Buckinghamshire

***A Magnificent , 16th Century, Five
Bedroom Detached House***

Drawing Room • Kitchen/Breakfast Room

Dining Room • Conservatory

Principle Bedroom

Study • Music Room

Four Further Bedrooms • Family Bathroom

Outside

Off Street Parking • Enclosed Gardens

Approx Gross Internal Floor Area 2905 sq
ft 270 sq m

Oxford 20 miles, , Haddenham & Thame Parkway
Station 3 miles (Mainline service to London
Marylebone, fastest train approx. 37 minutes), M40
(Junction7) 11 miles, Heathrow 34 miles, Central
London 45 miles

(All distances and times approximate)

These particulars are intended only as a guide and must not be
relied upon as statements of fact. Your attention is drawn to
the Important Notice on the last page of the text.







A Historic Grade II Listed Retreat with Modern Comforts

Tucked away in the heart of Dinton, this enchanting home exudes timeless charm. Steeped in history, it weaves together centuries-old character with elegant modern living, creating a setting that feels both unique and welcoming.

On entering via the front door, a welcoming reception hall provides access to both the drawing room and, through the music room, to the dining room, while a side entrance opens into a practical boot room and utility with fitted cupboards and an archway through to the kitchen. A light-filled porch leads into the oldest part of the house, where exposed beams and period details reflect its 500-year history. This Grade II listed home, with its Tudor-style timber framing, decorative brickwork and steeply pitched roof, is a fine example of English vernacular architecture, blending centuries of heritage with modern comfort.

The kitchen is a true centrepiece, fitted with granite worktops, stone flooring with underfloor heating, and cream shaker-style units providing ample storage. A double larder cupboard, space for a dishwasher and American fridge freezer, together with views over the garden, make this both highly functional and inviting. From here, an archway leads into a charming lobby, while a doorway connects to the music room.

The dining room, framed by an elegant arched opening, enjoys garden views and flows effortlessly into the spacious drawing room, where exposed beams and a striking inglenook fireplace with open fire create a wonderfully atmospheric setting.

A light-filled garden room/conservatory, with French doors opening onto the terrace, provides easy access to outdoor entertaining and enjoys lovely garden views. This floor is completed by a versatile office, a practical utility room, and a downstairs cloakroom, all combining charm with everyday convenience.



Upstairs, a spacious and light-filled landing leads to the principal rooms, setting a graceful tone for the upper floor.

The master suite is a true retreat, featuring beautiful exposed beams, bespoke fitted wardrobes, and a stylish en suite bathroom finished to a high standard.

Two further double bedrooms, both with fitted storage, offer comfort and charm.

The additional bedrooms are served by a well-appointed family bathroom, featuring a traditional suite with bath and shower, tiled surrounds, and period details such as exposed beams that add character to the space.

From the landing, a second staircase rises to an additional floor, where two further bedrooms showcase characterful features and elevated views, accompanied by a contemporary shower room.

This thoughtful layout provides both elegance and flexibility, ideal for family living or welcoming guests in comfort.





Beautiful Garden

The gardens are a true highlight, beautifully landscaped with sweeping lawns, terraced seating areas and vibrant planting. Mature shrubs, fruit trees and herbaceous borders create a private, peaceful setting, while thoughtfully shaped hedges provide natural divides that bring both structure and charm. A second, more secluded area of the garden reveals further delights, with a heated greenhouse, timber chalet and useful outbuildings, all complementing the main house and enhancing its lifestyle appeal. The result is a home of rare quality, offering the perfect balance between heritage and comfort in the heart of one of Buckinghamshire's most sought-after villages.



Parking and Storage

There is off-street parking. A discreet, gated area provides hidden bin storage and convenient side access, ensuring both practicality and neatness without compromising the charm of the setting.





Dinton, Buckinghamshire

Dinton is a picturesque Buckinghamshire village, admired for its historic character, peaceful setting, and welcoming community. Surrounded by beautiful countryside, it features charming period cottages, a village church, and a network of footpaths and bridleways that connect to the wider Chiltern landscape. While enjoying a tranquil rural atmosphere, Dinton benefits from excellent access to nearby towns such as Thame and Aylesbury, offering a perfect balance between heritage, village life, and modern convenience.



Schools: Dinton is well placed for access to a range of excellent schools. Local primary education is available in the nearby villages, with highly regarded options in Stone, Haddenham, and Cuddington. For secondary education, the area is served by the popular Aylesbury Grammar Schools and Lord Williams's School in Thame, both known for strong academic standards. Families are also within easy reach of leading independent schools such as Akeley Wood, Magdalen College School, and Abingdon School, providing a wide choice of high-quality educational opportunities.



Walking & Riding: Dinton is surrounded by beautiful Buckinghamshire countryside, with footpaths, cycle routes and bridleways linking to nearby villages and the Chilterns. Outdoor enthusiasts can also enjoy local sports clubs and nearby golf courses, including The Oxfordshire and Chiltern Forest.



Shopping: Dinton benefits from nearby Thame, with its mix of independent shops, cafés, and a Waitrose. For wider choice, Oxford offers diverse high-street and designer stores, while Bicester Village provides a premier destination for luxury outlet shopping.



Transport: Dinton enjoys excellent transport links, with the A418 and M40 nearby providing easy access to Oxford and London. Haddenham & Thame Parkway station is just a short drive, offering regular rail services to London Marylebone. The village's location combines rural tranquillity with convenient connections to town and city destinations.

Directions:

**Summers Cottage, Dinton,
Buckinghamshire, HP17 8UG**

Grade II Listed**EPC :- Exempt****Council Tax Band :- G****Freehold**

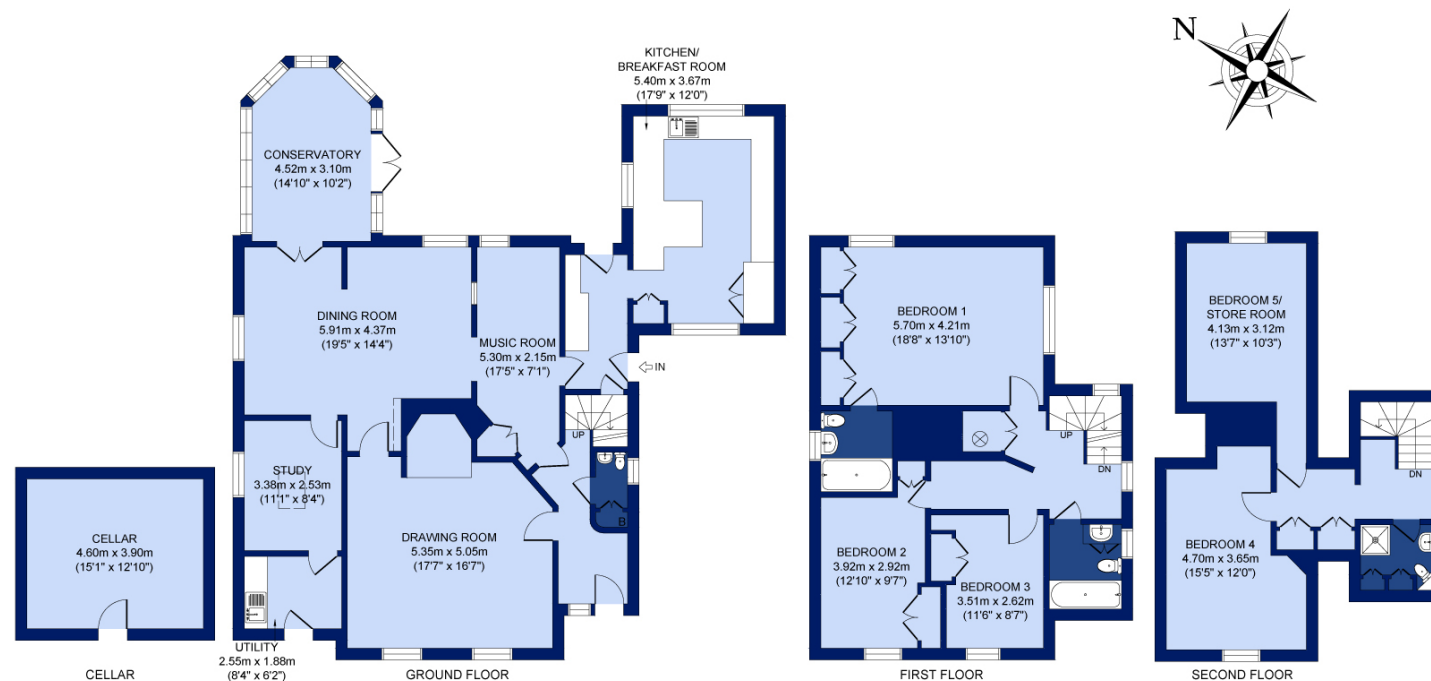
Mains drainage and Water, Gas Boiler.

Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. The Sale is to include all fitted carpets.

Local authority

Buckinghamshire Council



APPROX. GROSS INTERNAL FLOOR AREA 2905 SQ FT / 270 SQ M
SUMMERS COTTAGE, DINTON, HP17 8UG

All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

RB REASTON BROWN

The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their Surveyor or Solicitor.



www.reastonbrown.co.uk Email: info@reastonbrown.co.uk
94 High Street . Thame . Oxfordshire . OX9 3EH Tel: +44(0) 1844 260626
2-4 Windmill Road, Headington, Oxford, OX3 7BU +44(0) 1865 308855
119-121 Park Lane . London . W1K 7AG. Tel : +44(0) 207 079 1589