



Cobblershill Farm Cottage, Cobblershill, Wendover HP16 9PW

  
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Country House  
& **Farm Sales**



THIS STUNNING THREE BEDROOM SEMI-DETACHED COUNTRY HOME IS SET IN A SECLUDED AREA OF THIS HIGHLY SOUGHT AFTER LOCATION. THE BEAUTIFUL GROUNDS OFFER SOMETHING FOR ALL TO ENJOY IN THIS MOST IDYLIC OF SETTINGS.





Located within the heart of the Chiltern Hills, (an area of outstanding natural beauty) Cobblershill Farm Cottage is quietly tucked away giving the property the most idyllic of settings. From its position you can enjoy countryside walks which take you through to Little Hampden, Dunsmore and Great Missenden. Offering the discerning buyer flexible accommodation throughout the property has so much to offer, including a larger than average detached garage and a workshop. There are also private, secluded grounds that give you the opportunity to enjoy everything from relaxing on the sun terrace as well entertaining on the private lawns perfect for those warm summer evenings.

### The Main House:

This main house offers stunning views and has an excellent range of reception rooms, perfect for family life and entertaining. The beautifully crafted entrance welcomes you in and accesses both the living and family rooms and the staircase which leads to the first floor. The well-appointed country style kitchen/diner boasts a good range of both floor and wall units, a Rayburn, triple aspect windows that give you views over the gardens and Chiltern Hills beyond as well as a rear entrance lobby giving you access to the rear kitchen garden. The well-proportioned living room with its appealing fireplace, front aspect window overlooking the private gardens and sun terrace. The family room gives you the same feel and also boasts a window overlooking the front gardens. The fantastic utility room is notably light and airy and accesses the kitchen, living room, shower room and second lobby to the rear.







Rising to the first floor you will find two double bedrooms, both with windows overlooking the grounds to the front and one with fitted wardrobes. There is also a further double bedroom with a window to the side aspect, large landing area with space enough for a single bed and a large airing cupboard, and a family bathroom offering plenty of space for the whole family and visiting guests.



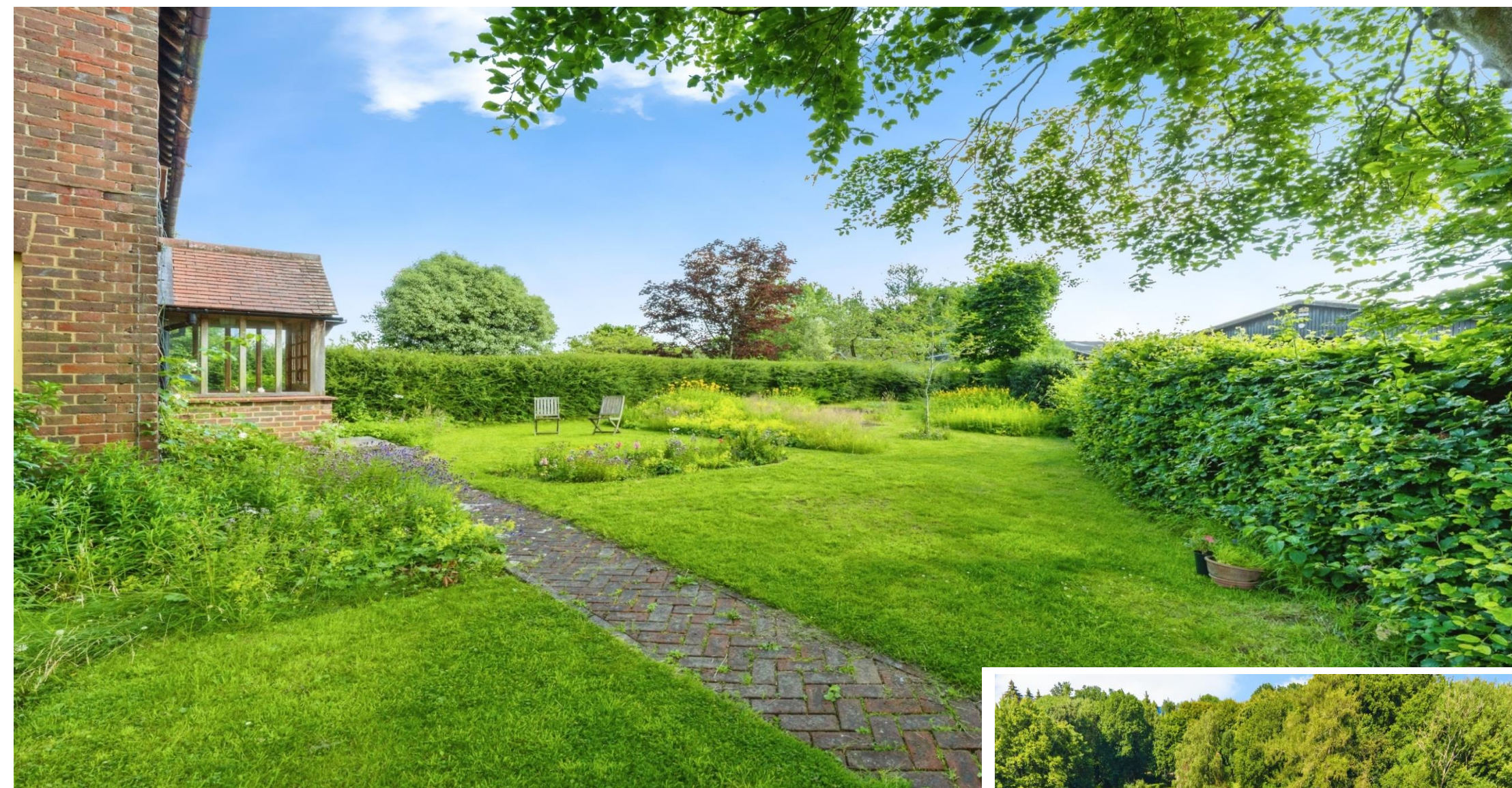




**Externally:**

To the rear of the property there is mature planting with trees and shrubs and the private driveway offering parking and access to the garage. The grounds have been thoughtfully planted and divided into areas that flow from the sunken sun terrace and front lawns, entertaining space through the vegetable gardens and rear patio areas. In the spring there is an outstanding display of flowering bulbs with further flowering from established planting, shrubs and bushes giving you colour all year round. There is an attractive kitchen garden with large shed/workshop.



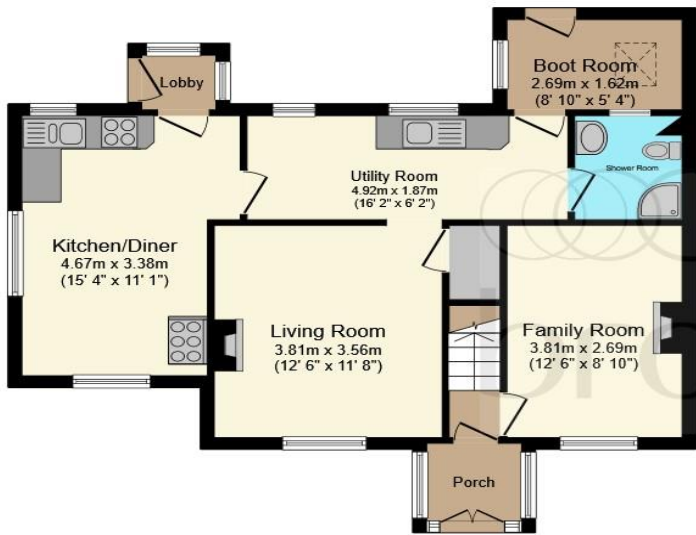


### **Location:**

Cobblers Hill is well positioned in between Wendover and Great Missenden, where both towns offer a good selection of amenities. Larger regional towns include Amersham, Beaconsfield and Berkhamsted all of which are in daily commuting distance into London. The property benefits from excellent transport links to London, Heathrow and the national motorway network with the M40 just 13 miles away. There are regular trains into London Marylebone from both Wendover (51 minutes) and Great Missenden Station (46 minutes). The Metropolitan Underground Line runs from Amersham which is 8 miles away. The area has many sporting opportunities including golf at Ellesborough Golf Club and Berkhamsted Golf Club. Hunting with the Vine and Craven and Vale of Aylesbury with Garth and South Berks Hunt. Polo at West Wycombe Polo Park and The Royal County of Berkshire Polo Club. Education Buckinghamshire is renowned for its choice and standard of schooling, both state and private, as the county is one of the last to maintain the traditional grammar school system. Well known grammar schools for boys include the Royal Grammar School in High Wycombe and Aylesbury Grammar School; and for girls, Wycombe High School and Aylesbury High School. Nearby private schools include The Griffin preparatory school at Great Kimble, as well as The Beacon, The Gateway, Pipers Corner, Godstowe Preparatory and Wycombe Abbey



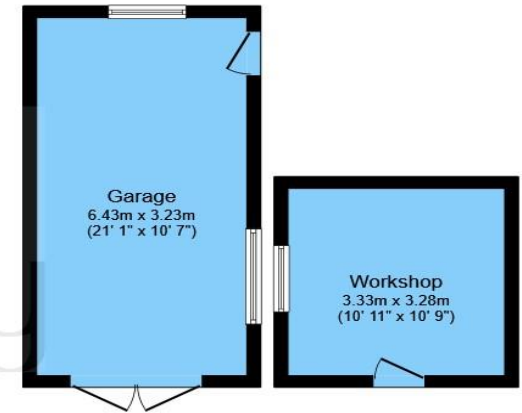




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 150.6 m<sup>2</sup> (1,621 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



### Features:

*Entrance hall | Living Room | Family Room  
Rear Lobby | Kitchen/Dining Room | Utility Room  
Shower Room  
Three Bedrooms | Family bathroom  
Garage & Workshop  
Mature Gardens and Grounds*

  
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