



brown & merry

Country House  
& **Farm Sales**

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## THE MAIN HOUSE

This stunning Grade II listed cottage is set in the picturesque Chilterns village of Monks Risborough. With a wealth of character, the house has been sympathetically modernised, been totally re-thatched and now offers versatile entertaining and living space throughout.

The inviting entrance hall leads you through to both the sitting and dining rooms and you will also find the stairs leading up to the first floor. The sitting room offers an open fireplace with log burner installed, original terracotta tiled flooring, a bay window to the front aspect, built in cupboards and exposed beams. To the rear of the sitting room there is a garden room with French style doors which accesses the rear garden and a small patio, perfect for those summer's mornings. The dining room has parquet flooring throughout, dual aspect window to both the front and the side aspect providing plenty of natural light. An open fireplace also has a log burner fitted and there is an abundance of character features including exposed beams. There is an inner hallway that leads through to the ground floor bathroom which has a bath with a rain shower attachment

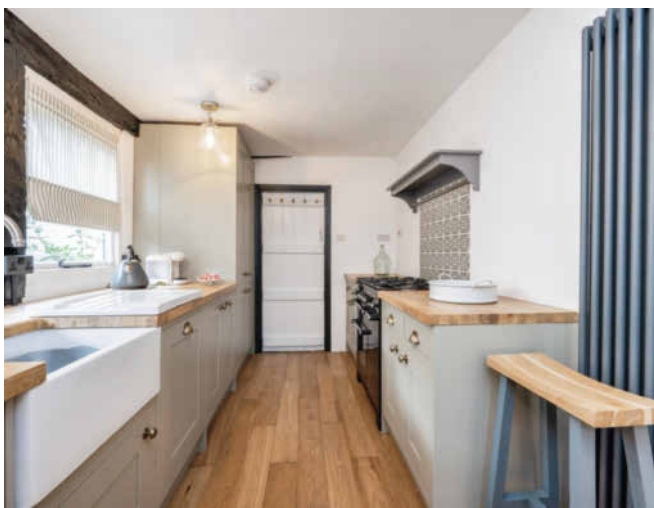






The country style kitchen has been refitted with a good range of Shaker units with solid oak work tops, a Belfast sink, window to the side aspect and a single door leading out to the rear garden. The appliances also includes a Range Master gas oven, wine cooler, new Worcester Bosh boiler, as well as a walk in pantry area and integrated dishwasher and washing machine.

Rising to the first floor the superb finish continues with three bedrooms and a bathroom. The first double bedroom has dual aspect windows to both the front and back, solid wooden flooring, exposed beams and a radiator. The second double bedroom also has exposed wooded flooring, a radiator, fireplace, exposed beams and a walk in wardrobe.



The first floor bathroom has been beautifully designed, with a roll top bath, stand alone wash hand basin and cabinet, low level W/C and exposed beams. The third and final bathroom has a wealth of characterful exposed beams, a window to the far end overlooking the rear garden and solid wooden flooring.







**Ground Floor**



**First Floor**

**Total floor area 127.2 m<sup>2</sup> (1,369 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)

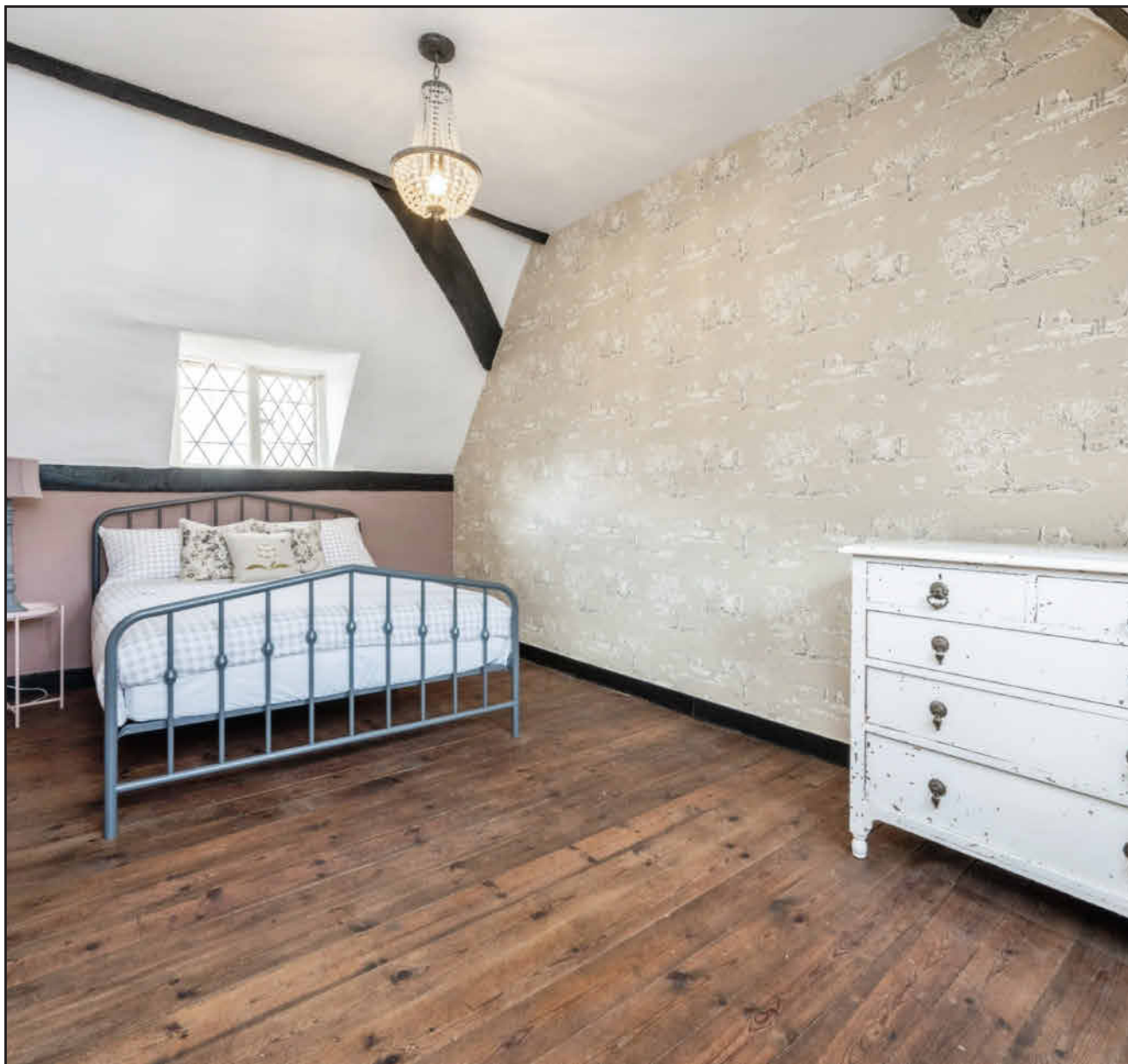
## EXTERNALLY

The cottage style garden has landscaped areas to the front and rear, connected by a loose stone side path. The front has a mixture of shrubs and trees and has a small picket fence to the front.

The rear garden has a south easterly aspect and there are stocked beds with decorative edgings and built-in seating area. The plot is enclosed by a combination of picket fencing and a brick and flint wall.

## LOCATION

The property is situated in the heart of the village within the conservation area surrounded by pretty period homes. Looking up towards the Whiteleaf Cross which is a National Trust historical landmark, the area offers some superb walks and views across the Chiltern countryside. The village itself offers a good primary school, plus a train service to London Marylebone. Princes Risborough (less than a mile) offers a wide range of



shops, leisure facilities and swimming pool and a fast train service to Marylebone (37mins).

## **EDUCATION**

Buckinghamshire has been renowned for its schooling for many years. The cottage is the catchments area for all the local grammar schools, Aylesbury Grammar (boys), Sir Henry Floyd (mixed) and Aylesbury High School (girls). Further education can be found at Aylesbury College and Bucks University.

## **TENURE**

Freehold





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