



BERRY-OAK COTTAGE

WHITELEAF, PRINCES RISBOROUGH



A BEAUTIFUL PERIOD COTTAGE WITH 5 BEDROOMS, A
GARDEN OFFICE, DOUBLE GARAGING SET IN THE HEART
OF THIS POPULAR CHILTERN VILLAGE

A very pretty village house, originally two cottages Berry-Oak Cottage is beautifully presented and sits within lovely gardens with delightful views beyond.



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EPC

C

Local Authority: Buckinghamshire County Council

Council Tax Band: H

Services: Mains electricity, gas, water and drainage

Tenure: Freehold

What3Words: cared.galloped.years



BERRYOAK COTTAGE

Berry-Oak Cottage is a charming character property in the sought-after village of Whiteleaf, nestled in the Chiltern Hills. A rare opportunity to purchase arguably one of the prettiest cottages in the heart of the village, coming to the market for the first time in over twenty-five years. Previously two cottages, which have been sympathetically combined and thoughtfully modernised to form a beautifully presented spacious family home.

The property is finished to a high standard and features oak, slate and stone flooring; bespoke handmade double-glazed replacement wooden windows/doors throughout; gas and woodburning stoves in the sitting areas and a mix of gas central heating and underfloor heating. To truly appreciate the quality of the workmanship, expense and refurbishment that has gone into this extensive program of upgrade a viewing is recommended; words and pictures alone don't do justice to this exceptional and unique home.

The flowing and well-planned layout offers flexibility, as shown on the included floorplans.









CONTINUED

The front door leads into a generous reception hall with two sets of stairs leading to the first floor. From the reception hall doors open to the living room, dining room and library. To the rear of the house is the large family room with two sets of double doors leading to the gardens. Connecting the family room and kitchen is the orangery, a light and spacious room with underfloor heating and bifold doors to the gardens. The recently installed 'Kessler' Aldbury Shaker, triple aspect kitchen presented in light grey includes a range 'Rayburn' cooker as well as Neff appliances - double ovens, fridge, freezer, demi wine cooler, dishwasher and induction hob with a central island in contrasting Farrow & Ball 'Stiffkey blue', double doors lead to the rear gardens. There are two cloakrooms, a main utility room and second butler's pantry/utility area that make up the ground floor.

The first floor offers five good-sized double bedrooms with three bathrooms (one ensuite), accessible from either set of stairs. There is plenty of storage available in cupboard, eaves and boarded attics.







LOCATION

The village of Whiteleaf is in an Area of Outstanding Natural Beauty perched in the Chilterns. Berry-Oak Cottage sits on the Ridgeway (long distance ancient bi-way) amongst a vast area of publicly open countryside offering an extensive network of walks, cycle routes and bridleways, all accessible from the doorstep. Princes Risborough, within a mile, provides a good variety of shopping facilities including a Tesco and Marks & Spencer food store, as well as pubs, restaurants, cafes, doctors, dentist and veterinary surgeries, leisure fitness centre and swimming pool. Within easy reach, the M40 allows access to London/M25 and M4 motorways. Princes Risborough mainline railway station provides access to London Marylebone in approximately 40 minutes and Birmingham in approximately 85 minutes.



Schools: The property lies within the catchment area for a number of Ofsted rated “outstanding” schools, including the Aylesbury girls High, Aylesbury Grammar for boys and the mixed Sir Henry Floyd Grammar. Coaches to Berkhamsted School and Pipers also alight from the Aylesbury road (5-minute walk) and the Oxford schools are accessible by train, or coach from Haddenham.





GARDENS & OUTBUILDING

Approached from the village lane across a gravelled in and out carriage driveway with electric gates which leads to the detached double garage and an EV charging point. The beautifully stocked and well-maintained gardens are a notable feature of the property to the front are areas of lawn with floral beds and a pedestrian path to the lane. The rear gardens offer terraced areas of lawn interspersed by floral/shrub beds and gravelled walkways. Immediately adjacent to the house is a good-sized paved terrace and decked seating area. The northern side of the garden features a full-length period brick and part flint wall leading down to an all-day sun deck seating area. The whole is enclosed and private with views towards the Aylesbury Vale.

In the garden is a converted brick outbuilding currently used as a home office which has a kitchenette and cloak room, which could be utilised as a studio or gym. Like the main house, this building has gas central heating and hard-wired telephone and ethernet connections. Above the work area is a mezzanine floor for storage/ futon.





BerryOak Cottage

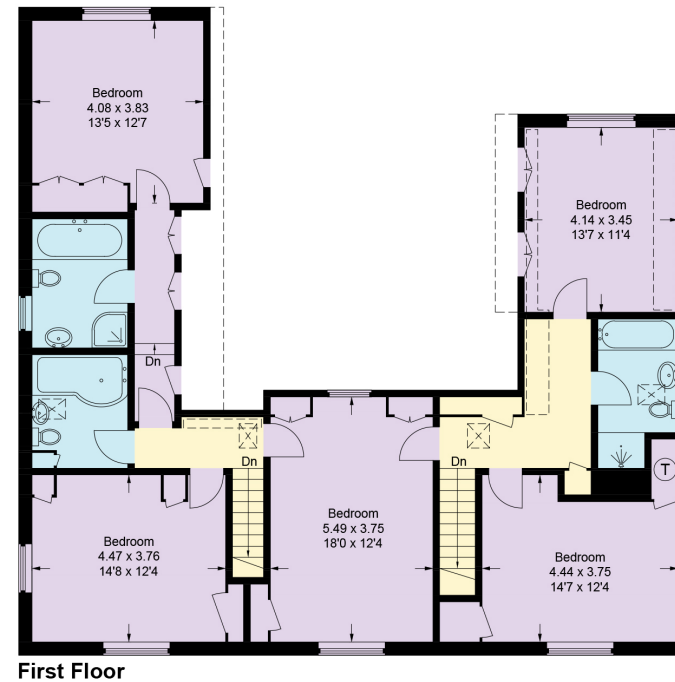
Approximate Gross Internal Area

Ground Floor = 174.5 sq m / 1,878 sq ft

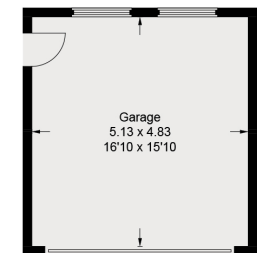
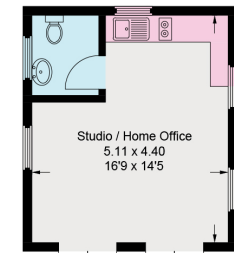
First Floor = 129.4 sq m / 1,393 sq ft

Studio / Home Office & Garage = 47.4 sq m / 510 sq ft

Total = 351.3 sq m / 3,781 sq ft



[Dashed line] = Reduced head height below 1.5m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Approximate Gross Internal Area (Including outbuilding)
Total = 351.3 sq m / 3,781 sq ft

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