

Bottle & Glass Manor

GIBRALTAR. HP17 8TY

This is more than a renovation – it's a new build adventure; a chance to write the next chapter in the story of a much-loved local landmark.

BOTTLE & GLASS MANOR



BOTTLE & GLASS

BOTTLE & GLASS
ESTABLISHED 1742

The Vision



Imagine stepping through the doors of a home that perfectly balances rural character and contemporary living. Behind the beautiful thatched roof and time-worn beams lies the potential for sleek open-plan living, natural light, and spacious design spanning approx 4500 sqft.

This project offers the freedom to shape a home that's completely your own — a bespoke lifestyle space built on the foundations of history.

A grand open-plan kitchen, dining and family area, perfect for entertaining and family gatherings.

Three generous bedrooms, including a master suite with dressing room and en-suite.

A cosy lounge or reading room retaining original features from the building's heritage.

Large landscaped gardens – the perfect canvas for al fresco dining, play space, or even a home office retreat.

Ample parking and potential for a garage or outbuilding (subject to approval).



Living Space



*The CGI's have been created by Whitechalk to reflect the current owner's design ambitions

Dining



The heart of your new home
The space and versatility to
create your own dream
kitchen and dining experience



Dining & Study



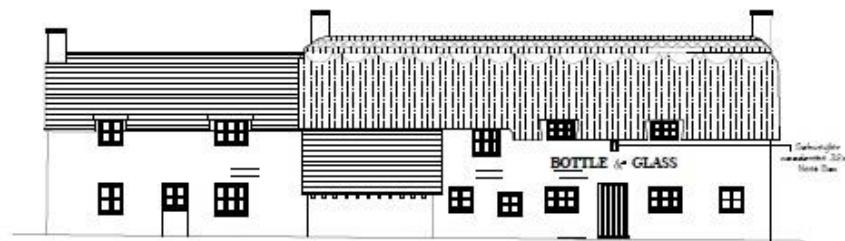
*The CGI's have been created by Whitechalk to reflect the current owner's design ambitions

Foyer

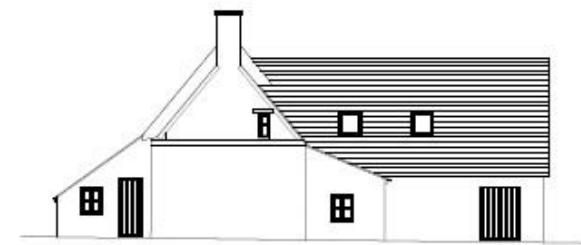


*The CGI's have been created by Whitechalk to reflect the current owner's design ambitions

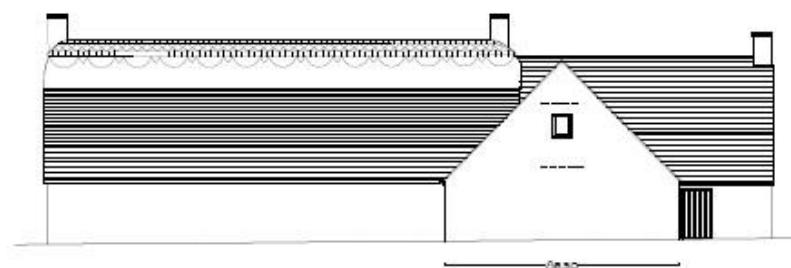
The Plan



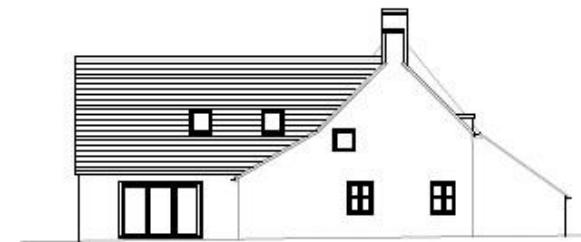
South Elevation



East Elevation

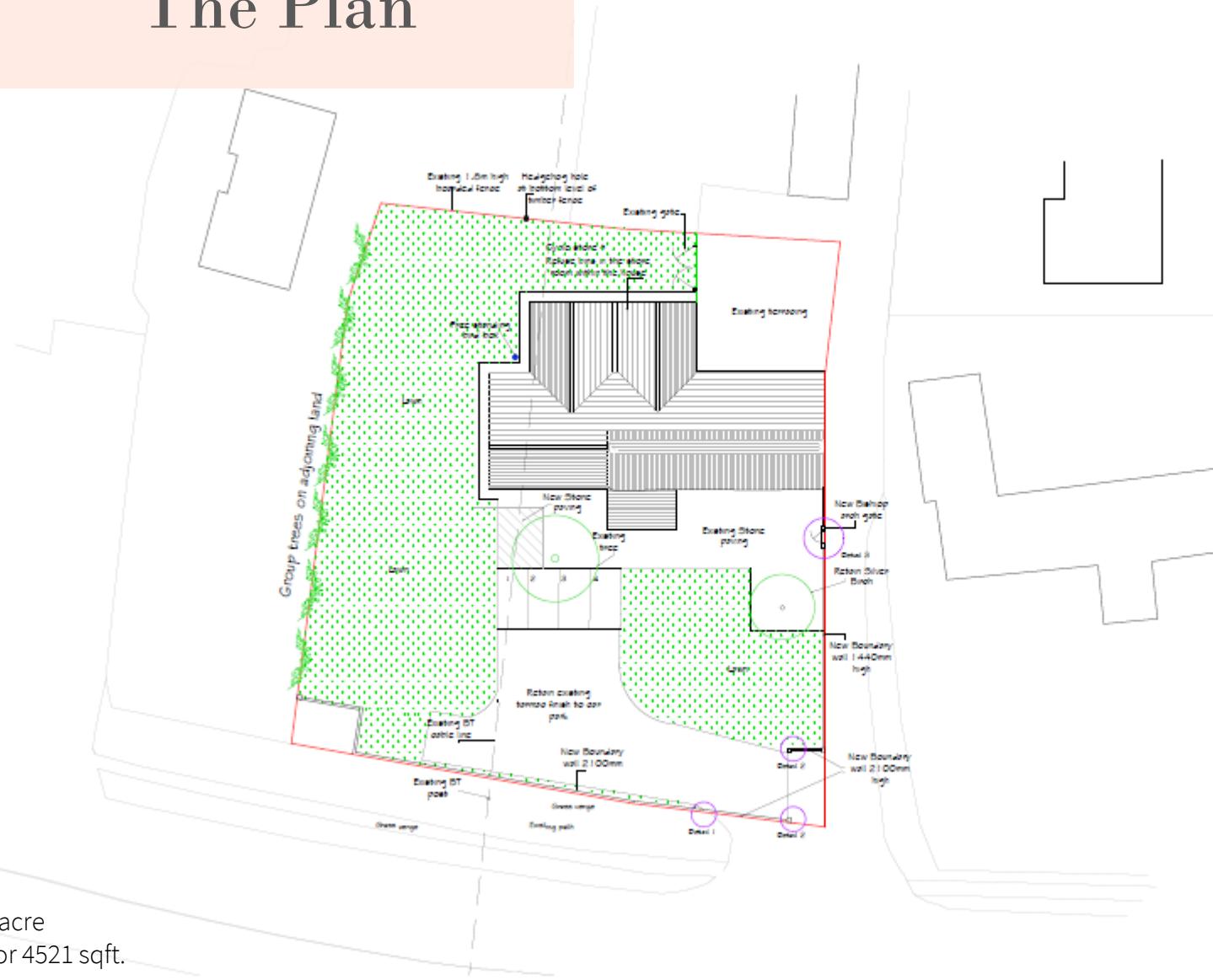


North Elevation



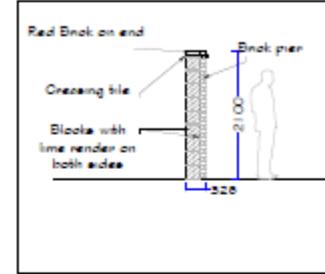
West Elevation

The Plan

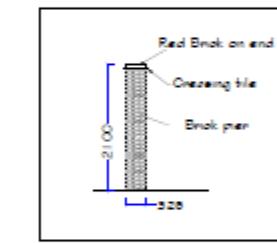


Site size: 0.43 acre

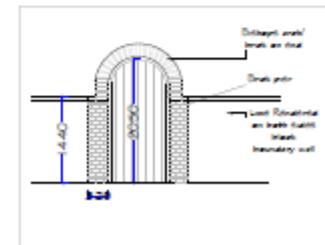
GIA: 420 sqm or 4521 sqft.



Detail 1

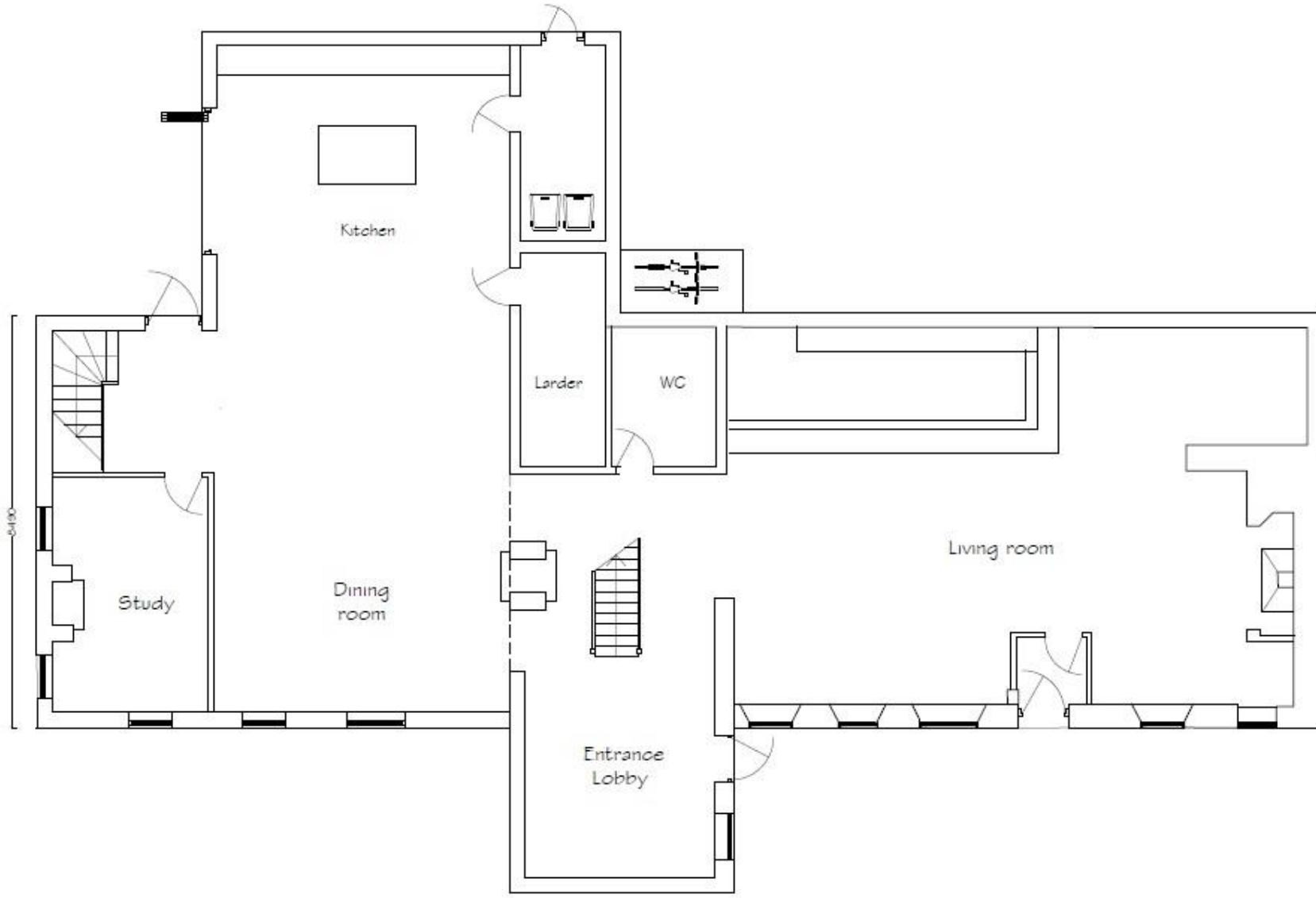


Detail 2

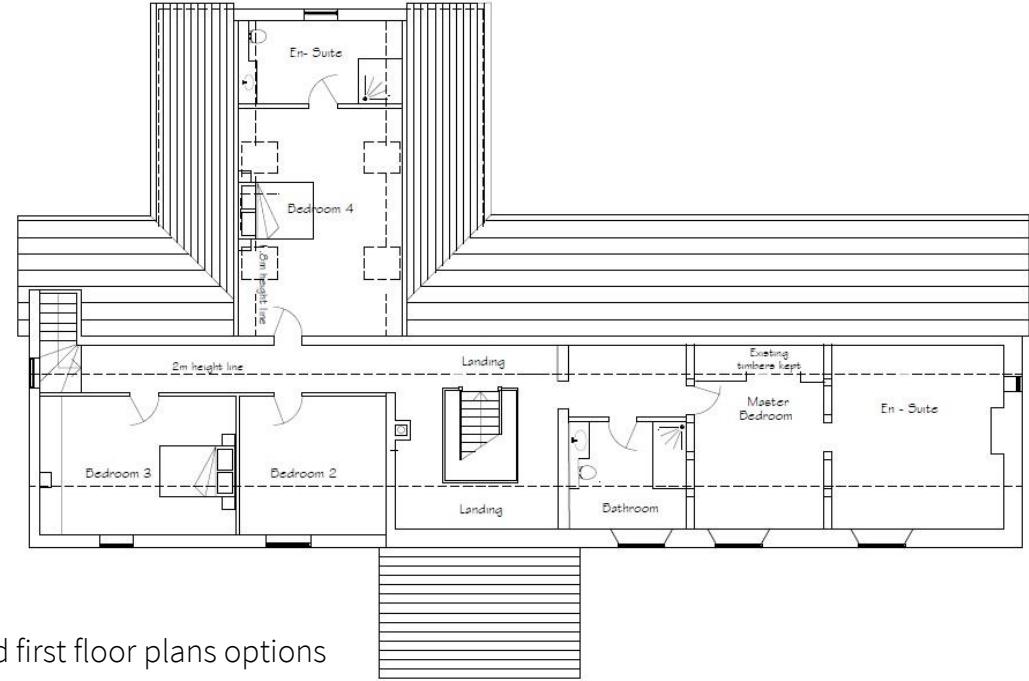
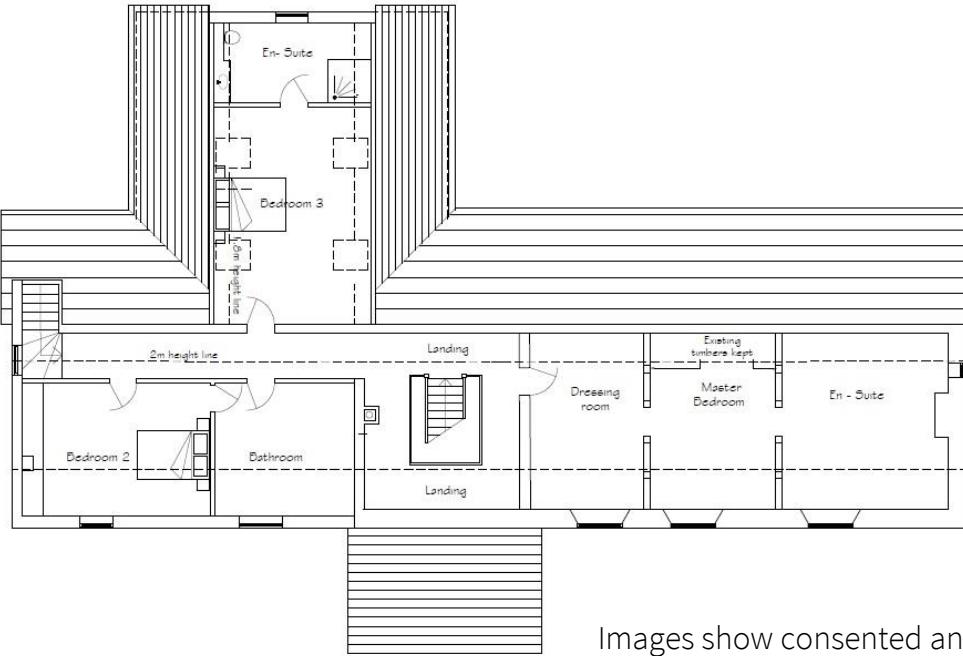


Detail 3

The Ground Floor



First Floor Options



Images show consented and proposed first floor plans options

Master Bedroom



*The CGI's have been created by Whitechalk to reflect the current owner's design ambitions

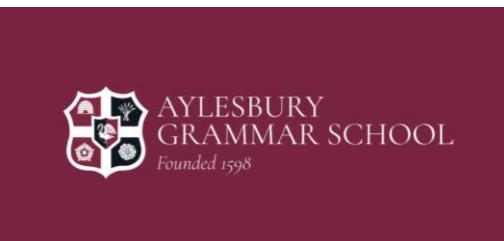


*The CGI's have been created by Whitechalk to reflect the current owner's design ambitions

Education & Transport

Nestled within the charming village community of Dinton (HP17 8TY), the property enjoys the best of countryside tranquillity and commuter convenience.

The area is renowned for its high-performing Buckinghamshire schools, both state and independent, making this the perfect base for family life. Local amenities include welcoming pubs, artisan cafés, independent shops, and strong community spirit — the kind of place where neighbours know each other by name.



Excellent transport links via Haddenham & Thame Parkway, providing direct trains to London Marylebone from as little as 36 minutes.

Easy access to Oxford, Thame, and Aylesbury, plus key road routes such as the M40 and A418.

Surrounded by scenic walks, green fields, and traditional village charm.



Turn history into a home.

Transform character into contemporary.

Create something truly special.

BOTTLE & GLASS MANOR

Contacts..

Connells

Caroline Wright
Land and New Homes
07593896310
Caroline.wright@connells.co.uk

Hamptons

Sam Bunniss
Land Manager
020 4502 4339
land@hamptons.co.uk

Early viewing is highly recommended to appreciate the quality and spaciousness of this fantastic opportunity.