

MORLAND COTTAGE

GIBRALTAR, Nr DINTON, BUCKINGHAMSHIRE. HP17 8TY



HAMNETT
HAYWARD

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A beautiful four bedroom 18th century home, tucked away within a small rural hamlet and enjoying the most delightful grounds extending to approximately 0.5 acres.

Dating back to the 18th century, this characterful stone-built cottage with brick dressings has been completely renovated in the last 5 years to suit contemporary family life. A standout feature is the impressive kitchen/breakfast room extension, which opens into a generous garden/dining room with bi-fold doors connecting the interior to the beautifully landscaped gardens beyond. Positioned at the end of a quiet 'no-through' lane, the property opens to provide substantial off street parking, with a double garage and the wonderful plots extends to half an acre and adjoins open countryside with direct access to glorious rural walks. For the commuter, Haddenham & Thame parkway is within a 5 minute drive for a comprehensive service into London Marylebone (under 40 minutes). The wonderful community pub 'The Seven Star' is just a ten minute walk in nearby Dinton.

The ground floor offers a warm and welcoming layout, beginning with a cosy sitting room featuring a fireplace with a wood burning stove and timber floors that enhance the property's character. The impressive garden/dining room extends to over 23 feet in length and boasts a striking vaulted ceiling, three large side-facing windows, and modern bi-fold doors opening to the fabulous terrace and gardens. Leading on from this stunning room, a step up takes you into the beautifully appointed kitchen/breakfast room. Well equipped with underfloor heating, granite worktops, and a range of quality shaker style cupboard and drawer units, this stylish space has been thoughtfully designed to maximise natural light, with bi-fold windows and a skylight creating a bright and airy atmosphere. Integrated appliances include a dishwasher, while there is ample space for a range cooker and American-style fridge freezer. Completing the ground floor is an inner hallway and a ground floor bedroom suite.

The first floor provides three further double bedrooms and a family bathroom. The principal bedroom measures in excess of 22 feet, the second bedroom enjoys dual-aspect views and all bedrooms are served by a beautiful main bathroom, with roll-top bath and a lovely vanity unit.

Outside, the outdoor space is a standout feature of this exceptional home. Set within a plot of approximately half an acre, the property offers ample off-road parking and a double garage behind a traditional five-bar gate. The rear garden has a formal lawn extending to some 160' in length, with a substantial terrace ideal for entertaining and 'al-fresco' dining. To the bottom of the garden is a further enclosed area for outdoor pets and a vegetable garden.

“A BEAUTIFUL PERIOD COTTAGE WITHIN THE MOST STUNNING GROUNDS, MORLAND COTTAGE OFFERS THE QUIET LIFE WITHIN A RURAL HAMLET, WHILST WITHIN A FIVE MINUTE DRIVE OF THE STATION FOR LONDON



AT A GLANCE

- A Beautiful Grade II listed period home, located within a small hamlet adjoining countryside
- Wonderful outside space including a stunning formal garden extending to 160'
- Highly sought after hamlet adjoining glorious countryside, excellent connections to London 40 mins
- Ample parking for several vehicles and double garage
- Renovated throughout in the last five years to offer fabulous contemporary living



SUMMARY

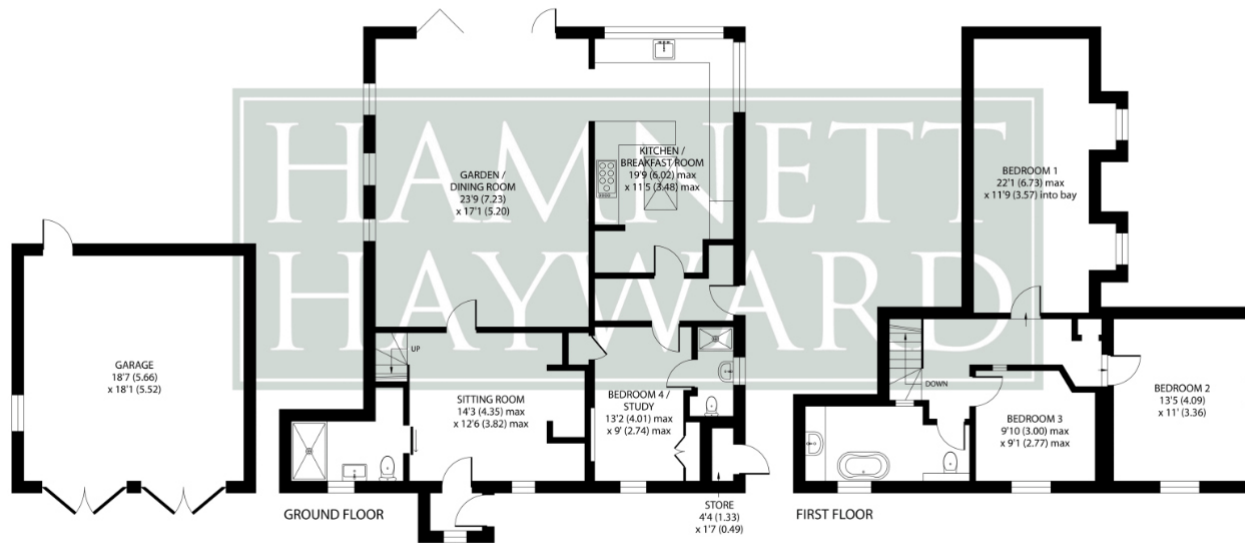
- Entrance porch to the front
- Further side entrance hall
- Ground floor shower room
- Beautifully fitted kitchen in a shaker style with granite work surfaces
- 19' Kitchen/breakfast room opening to;
- 23' Garden room/dining room
- Sitting room with wood burning stove
- Ground floor bedroom/study with en-suite shower room
- 22' principal bedroom
- Two further bedrooms served by a well appointed bathroom
- Off street parking for 6-7 cars
- Detached double garage
- Beautiful formal garden extending in excess of 150'
- Further small enclosed area for outdoor pets and a vegetable garden
- Stunning plot extending in excess of 0.50 acres
- Stunning rural hamlet location close to open countryside
- Within a short drive of Haddenham & Thame parkway for a comprehensive service into London Marylebone (just 37 minutes)
- Grade II listed
- The front of the cottage was re-thatched in 2025 with the rear thatch well maintained



Morland Cottage, Gibraltar, Aylesbury, HP17

Approximate Area = 1782 sq ft / 165.5 sq m
Garage = 336 sq ft / 31.3 sq m
Outbuilding = 8 sq ft / 0.7 sq m
Total = 2126 sq ft / 197.5 sq m

For identification only - Not to scale



LOCATION

Gibraltar, Buckinghamshire is a tiny rural hamlet in the parish of Dinton, lying between Aylesbury and Thame along the modern A418 road. Despite the dramatic name, Gibraltar is a small cluster of cottages, farm buildings set amid the rolling farmland of the Vale of Aylesbury, whilst just a short drive to the mainline station at Haddenham for London Marylebone. The hamlet probably originated as a single farmstead with an inn serving travellers on the old turnpike route. The hamlet adjoins the picturesque village of Dinton, a traditional Buckinghamshire village located within the Vale of Aylesbury on the ancient turnpike linking Aylesbury and Thame. There is also a ruined mock-fortified building, Dinton castle also known as Dinton Folly. The village has the reputable Church of England primary school linked with Cuddington and bus services connecting to Aylesbury Grammar schools in Aylesbury. The Seven stars is a superb public house and restaurant located in the heart of the village with further restaurants in nearby Thame. There is easy access to the M40 Motorway at junctions 7 or 8a for access to London and the midland motorway network. Mainline railway services are available at Haddenham & Thame Parkway for Chiltern Line Services to London Marylebone including a fast train taking only 36 minutes.

ADDITIONAL INFORMATION

Services: Mains water, gas & electricity

Heating: Gas fired central heating to radiators.

Tenure: Freehold

Energy Rating: Current D (62) Potential C (70)

Local Authority: Buckinghamshire Council Aylesbury Vale area

Postcode: HP17 8TY

Council Tax Band: G

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Hamnett Hayward Ltd. REF: 1465254



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