



Briar Cottage Cockpit Road

Great Kingshill, High Wycombe

- Stunning, large period cottage of outstanding quality
- Beautifully landscaped gardens.
- Breathtaking kitchen/diner with bi-folds to the garden
- Four/five bedrooms, four/five reception rooms, three bathrooms
- Wonderful combination of period features with high quality contemporary touches
- Driveway with large detached garage, walled front aspect
- Idyllic setting with Countryside views to the front
- Large pool house with indoor pool and separate gym- scope to redesign and repurpose STPP

Great Kingshill is a pretty village with the benefit of the usual facilities including a village shop, hall, localschools and cricket on the village green. For more extensive facilities the nearby villages of Great Missenden and Prestwood provide shopping and social amenities, with a mainline rail link from Great Missenden to Marylebone. The towns of Amersham and High Wycombe are both easily accessible. *** SCHOOL CATCHMENTS*** Primary- Great Kingshill Infant and Middle School. Upper- Holmer Green Senior School and Sir William Ramsay Secondary (both mixed). Boys' Grammar- The Royal Grammar School, The John Hampden Grammar School. Girls' Grammar- Wycombe High School, Beaconsfield High School*** Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



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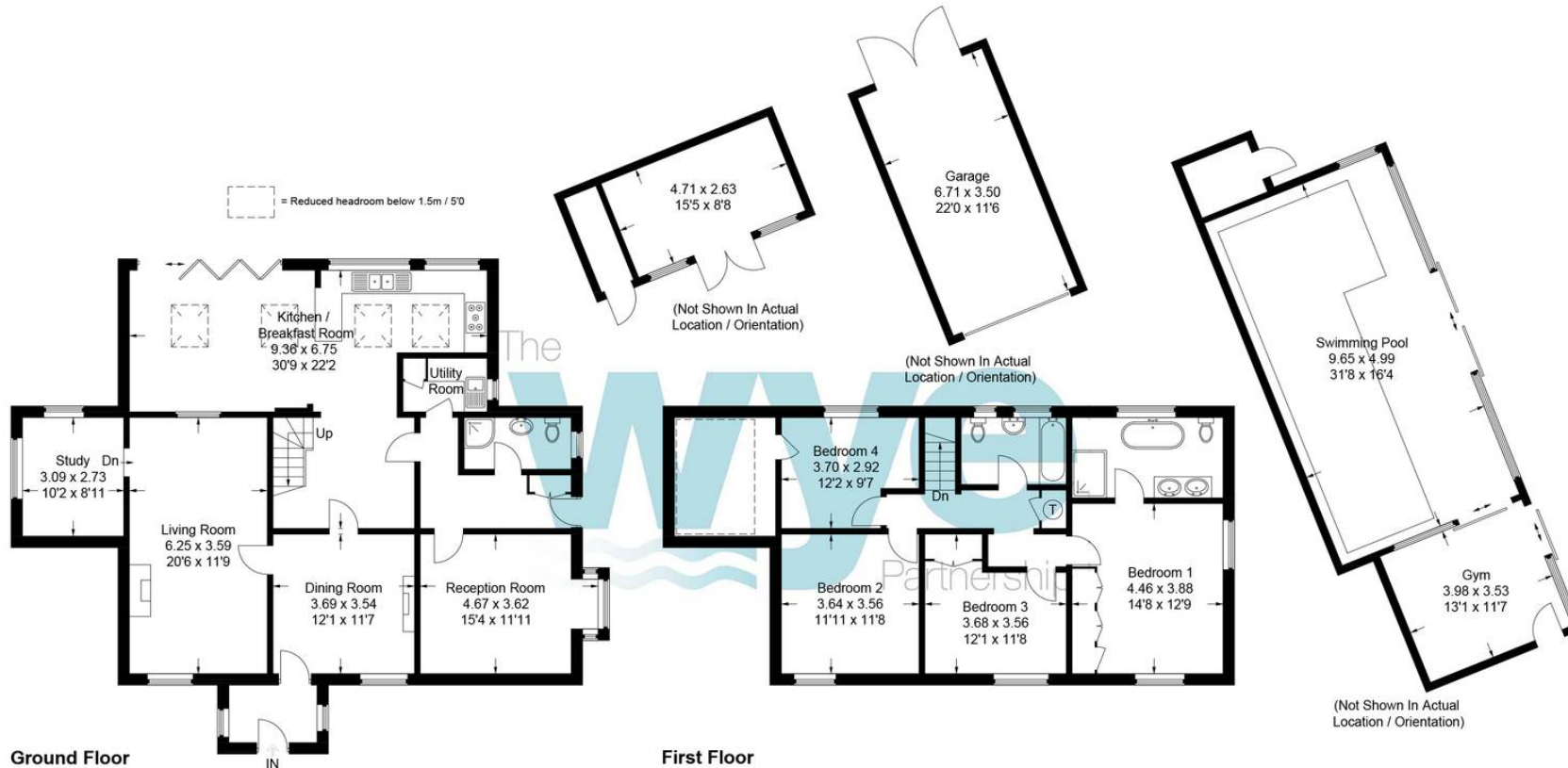
Briar Cottage is an outstanding, 4/5 bedroom, 4/5 reception room, detached period cottage. A perfect mix of old and new and all beautifully presented. There are landscaped gardens, complete with gym, swimming pool and summerhouse.

An exceptional, five-bedroom, detached, period cottage that blends timeless character with luxurious modern living. The heart of the home is a breathtaking kitchen and dining space, featuring bespoke, Shaker-style cabinetry, quartz worktops, and premium integrated appliances, all illuminated by natural light from expansive bi-fold doors and sky lights. The property boasts an impressive layout with four/five, spacious, double bedrooms, each thoughtfully designed with a range of individual flooring, built in storage and original features, as well as four or five (depending on usage) elegant reception rooms, ideal for both entertaining and family life. There are three beautifully appointed bathrooms, each with contemporary and period sanitaryware, rainfall showers and beautiful design. Throughout the cottage, period features such as working fireplaces, solid flooring, and hand-finished plasterwork blend harmoniously with contemporary lighting and high-spec finishes. The interiors are defined by a sophisticated palette, combining Farrow & Ball paints with tactile textures and bespoke joinery. Every detail, from the traditional cast iron radiators to the custom-fitted storage solutions, has been carefully considered to create a warm and inviting atmosphere. The magnificent gardens have been thoughtfully designed to include a range of tranquil seating areas, mature planting and the new owners can enjoy the summerhouse, gym and all-year-round swimming pool. With countryside views to the front, this remarkable home offers a rare opportunity to enjoy classic charm and modern comfort in a truly idyllic setting.



Briar Cottage

Approximate Gross Internal Area
 Ground Floor = 127.9 sq m / 1,377 sq ft
 First Floor = 86.1 sq m / 927 sq ft
 Outbuildings = 98.9 sq m / 1,064 sq ft
 (Including Garage / Excluding External Cupboards)
 Total = 312.9 sq m / 3,368 sq ft



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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