



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'S 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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Local Authority: Buckinghamshire County Council

Council Tax Band: H

Services: Mains electricity, gas, water and drainage

Tenure: Freehold

What3Words: cared.galloped.years

LOCATION

Princes Risborough, in an Area of Outstanding Natural Beauty. The area has many countryside walks and bridleways, yet is close to the M40 for access to London and the M25 and M4 motorways. Princes Risborough provides a good variety of shopping facilities including a Tesco and Marks & Spencer, as well as doctors surgeries, dentists and a mainline railway station giving access to London Marylebone.

Schools: The property lies within the catchment area for a number of Ofsted rated “outstanding” schools, including Aylesbury High for girls, Aylesbury Grammar for boys and Sir Henry Floyd Grammar for boys and girls.

Princes Risborough 1 mile
London Marylebone 35 minutes
Aylesbury 7.5 miles
M40 (J4) 10.5 miles
London Heathrow 28 miles
Central London 40 miles
(Distances and time approximate)



BERRY-OAK COTTAGE

Berry-Oak Cottage is a charming village property, originally two cottages sympathetically combined and beautifully updated to form a characterful and deceptively spacious family home.

The layout is as shown on the included floorplans.

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 bifold doors to the gardens. The kitchen has a range cooker as well as a pair of ovens, built in fridge freezer, demi wine cooler, dishwasher and induction hob and a central island, there are double doors to the gardens to the rear. 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 double bedrooms and three bathrooms (one ensuite).







GARDENS AND GROUNDS

Approached from the village lane across a gravelled in and out carriage driveway with electric gates which also leads to the detached double garage. To the front are areas of lawn with floral beds and a pedestrian path to the lane. The rear gardens again with areas of lawn interspersed by floral and shrub beds and gravelled walkways, immediately adjacent to the house is a good sized paved terrace with a further decked seating area at the bottom of the garden. The whole is enclosed and private with views towards the Aylesbury Vale.

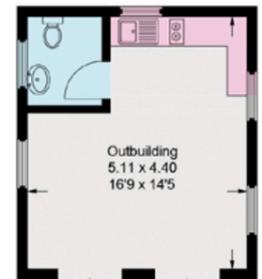
OUTBUILDINGS

In the garden is a very useful Garden Office with kitchenette and cloak room. Above the work area is a mezzanine floor.

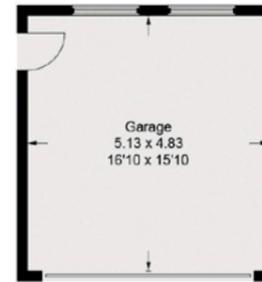
There is a good sized garden store and two further sheds.



☐ = Reduced head height below 1.5m



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area
 Ground Floor = 174.5 sq m / 1,878 sq ft
 First Floor = 129.4 sq m / 1,373 sq ft
 Outbuilding & Garage = 47.4 sq m / 510 sq ft
 Total = 351.3 sq m / 3,781 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.

We would be delighted
to tell you more.

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