



CHOLSEY COTTAGE

Ibstone, HP14



A CHARACTERFUL COTTAGE IN A DELIGHTFUL CHILTERN VILLAGE

Cholsey Cottage is a spacious brick and flint cottage full of character and period features, originally built in the 17th Century.



Local Authority: Wycombe District Council

Council Tax band: G

Tenure: Freehold

Services: Oil fired central heating mains water and electricity, private drainage

What3words/// sweetly.attaching.thumb

Guide Price: £1,600,000



THE PROPERTY

Upon entering, you are welcomed into a generous hallway. To the right is a kitchen/ breakfast room with French doors to the garden and stairs rising to the first floor. The charming sitting room features open beams, a wood-burning stove, and a striking original inglenook fireplace. This level also includes a separate utility room and a study. In addition, there is a further family room and a separate WC, completing the ground floor.

Upstairs, the principal bedroom benefits from ample built-in storage and a window seat enjoying picturesque views to the side of the property. This floor also comprises two double bedrooms, both with exposed beams and uninterrupted views of the common; one further bedroom; a sizeable landing presently used as a study with reading nook; a family bathroom; and a separate shower room.







SITUATION

The village of Ibstone sits high in the Chiltern Hills above the Hambleden Valley. Nearby villages include Turville, Fingest, and Hambleden, all residing within a designated Area of Outstanding Natural Beauty. Ibstone is a sought-after, vibrant, historic village with footpaths and bridleways on the doorstep.

The larger centres of Henley-on-Thames, High Wycombe and Marlow are all close at hand offering an excellent range of shops, cafes, restaurants, and recreational facilities. There is a regular rail service from High Wycombe station to London Marylebone or from Henley or Maidenhead to London Paddington, that also connect to the Elizabeth Line for central London.

The local village infant school is within a short distance. The property is in the catchment for an outstanding primary school in Stokenchurch and renowned Grammar schools in High Wycombe and Marlow, such as Sir William Borlase Grammar School.



GARDENS & GROUNDS

The property is approached via a gravel driveway with an electric sliding gate that opens to substantial parking. Mature hedging surrounds the grounds, offering a sense of seclusion and privacy.

Set within approximately 0.5 acres, the gardens are beautifully landscaped and predominantly laid to lawn. A generous patio and terrace both provide the perfect setting for outdoor entertaining, together with a large heated dining hut and separate pizza oven. The grounds also feature a versatile workshop/studio and two useful storage sheds.





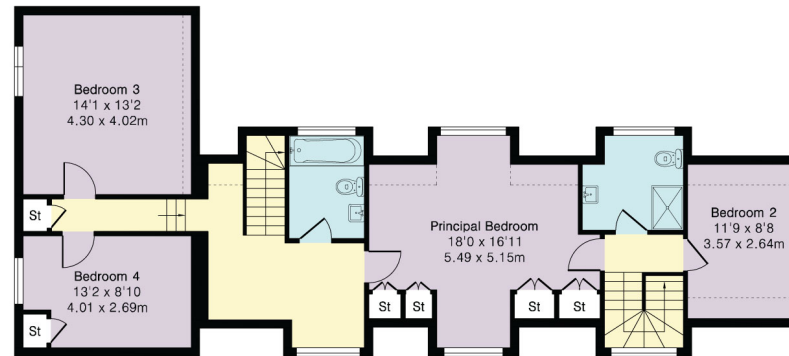


**Approximate Gross Internal Area 2168 sq ft - 201 sq m
(Excluding Outbuilding)**

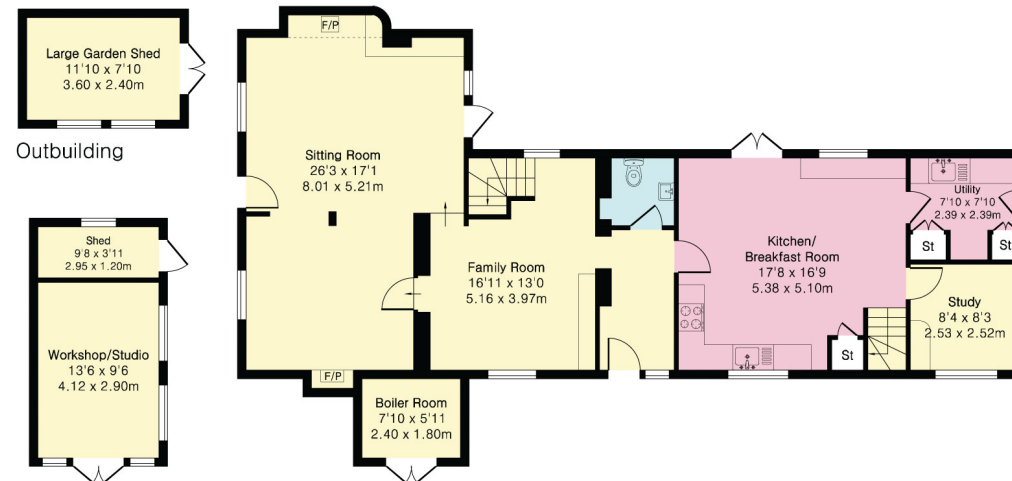
Ground Floor Area 1197 sq ft – 111 sq m

First Floor Area 971 sq ft – 90 sq m

Outbuilding Area 267 sq ft – 25 sq m



First Floor



Outbuilding

Outbuilding

Ground Floor

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. (ID767266)

We would be delighted
to tell you more.

Nick Warner
07970 887 247
nick.warner@knightfrank.com

Knight Frank Henley
20 Thameside
Henley-on-Thames RG9 2LJ

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated September 2025. Photographs and videos dated September 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.