

Manor Cottage, Stoke Mandeville



Attractive period home in extensive gardens alongside a self-contained annexe.

Summary of accommodation

Three reception rooms | Kitchen and breakfast room | Utility room

Ground floor cloakroom

Five bedrooms | Two bathrooms

Self-contained one bedroom annexe | Workshop

Set in approximately 0.37 acres

Distances

Central London 46.7 miles | Oxford 24 miles | Henley-on-Thames 27 miles

Wendover 3.7 miles | Princes Risborough 5.8 miles

(All distances and times are approximate).

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Manor Cottage

Grade II listed five-bedroom house dating back to the early part of the 18th century benefitting from a large extension to the original cottage.

The accommodation in the main house is set over three floors. The ground floor features a large sitting room with views out to the garden and a cosier traditional sitting room with a wood-burning stove. There is also a formal dining room, spacious kitchen and breakfast room, utility and cloakroom. There are five bedrooms alongside two bathrooms on the first and second floors, including an en suite to the principal bedroom.

The detached annexe is superbly well appointed and includes a kitchen, wet room, and an open plan living room and bedroom.

The house is set centrally in a good plot of about 0.37 acres behind a laurel hedge. There is a large driveway and grass lawn to the front. To the side of the house is a courtyard garden for the annexe. The rear garden is mostly laid to lawn with mature trees and hedges surrounding, and features a sheltered sitting area, patio and an excellent workshop.

Situation

Manor Cottage is well located within Stoke Mandeville, a large village in south Buckinghamshire offering a great selection of local facilities and excellent transport links into London.

The property is ideally situated for fast trains into London Marylebone, and within a short drive, one can pick up the London Euston line at Tring.

The property lies at the edge of the Chilterns, surrounded by wonderful countryside offering excellent walks. Sporting facilities in the area are varied and include golf at Ellesborough, Princes Risborough and Beaconsfield.

Buckinghamshire provides many good schools, including Wycombe Abbey for girls, Eton, and Berkhamstead for boys. Nearby preparatory schools include Griffin House School in Princes Risborough, Ashfold School in Dorton, The Beacon for boys and Heatherton House for girls in Amersham, and Godstowe preparatory school for girls in High Wycombe. Buckinghamshire also still retains the grammar school system, and popular schools like Aylesbury Grammar and Sir Henry Floyd Grammar are both within reach. There are also many popular local primary schools.

Property information

Services: All mains services are connected.

Local authority: Aylesbury Vale District Council

Viewings

Strictly by appointment through Knight Frank 01865 790077.









Approximate Gross Internal Floor Area

Ground Floor = 118.8 sq m / 1,279 sq ft

First Floor = 76.4 sq m / 822 sq ft

Second Floor = 29.3 sq m / 315 sq ft

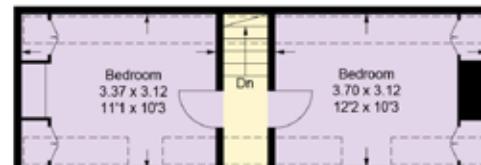
The Barn = 28.5 sq m / 307 sq ft

Annexe = 24.2 sq m / 260 sq ft

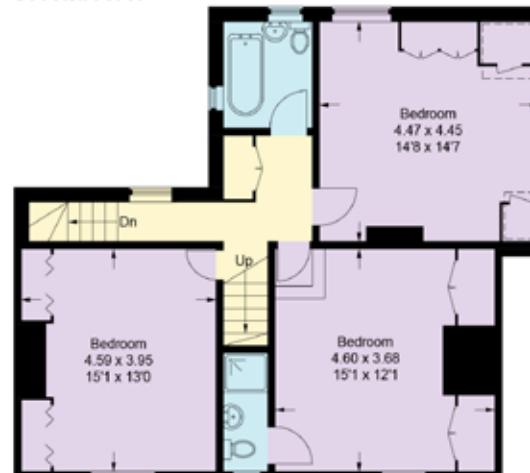
Total Area = 277.2 sq m / 2,983 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact.

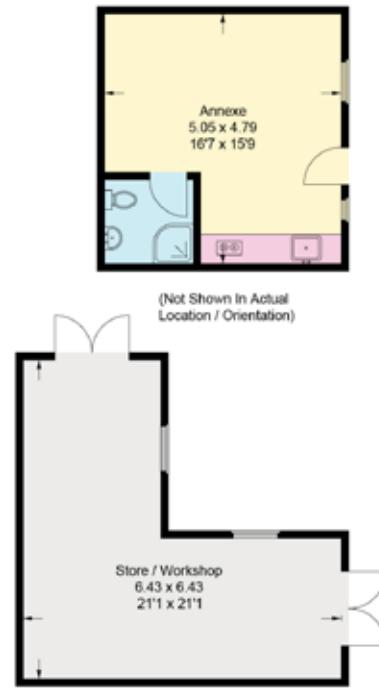
Attention is drawn to the important notice on the last page of the text of the Particulars.



Second Floor



First Floor



The Barn

Knight Frank Oxford

274 Banbury Road

Summertown

I would be delighted to tell you more

Oxford

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Particulars dated February 2022. Photographs and videos dated February 2022.

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