Character cottage in a peaceful countryside setting

Holly Tree Cottage, Bryants Bottom, Great Missenden, Buckinghamshire, HP16 0JS

Freehold
Local information
High Wycombe 4.5 miles, Princes Risborough 5 miles, Great Missenden 5.5 miles, M40 (J4) 6 miles, Heathrow 25 miles. All distances are approximate.

The peaceful hamlet of Bryants Bottom is located in the heart of the Chilterns, designated an area of outstanding natural beauty with rolling hills, open countryside and dense woodland providing beautiful walks, bridleways and cycle paths. Bryants Bottom has a local pub, The Gate, and there is a shop in the nearby village of Speen for everyday needs.


Buckinghamshire is popular for its choice and standard of schooling and is one of the last counties to maintain the traditional grammar system. There are well regarded grammar schools in Aylesbury and High Wycombe for boys and girls. Independent preparatory schools include Griffin House (Little Kimble), The Gateway (Great Missenden) Godstowe (High Wycombe) and Pipers Corner School (Great Kingshill).

About this property
Enjoying an idyllic peaceful location in the heart of the Chilterns, this delightful brick and flint cottage offers charm and character with a host of period features. The property is believed to date back to about 1836 and has three bedrooms together with wonderful tiered gardens enjoying spectacular countryside views.

The front door is approached through a wide covered porch and opens into a charming dining room which is full of character. The room is heavily beamed and features a wonderful brick inglenook style fireplace with a dual fuel wood burner. Stairs lead to the first floor and there is useful under stairs storage. To the rear of the cottage is a generous L shaped sitting room overlooking the garden, with sliding doors opening on to the outside terrace. A further inglenook style fireplace is a focal point, again with a dual fuel wood burner giving a cosy feel.

The kitchen/breakfast room is fitted with a good range of units with worktops over and provides space for both a range cooker and a dishwasher. An adjacent utility room has plumbing and space for a washing machine and tumble dryer, together with storage units and a stable door to the garden.

On the first floor there are three bedrooms and a generous landing area which provides a really useful flexible space, ideal
as a study or as an occasional bedroom, and also benefits from fitted wardrobes. The principal bedroom lies to the front, enjoying wonderful views over the open fields. There are two further bedrooms, both with fitted wardrobes. Completing the accommodation on this floor is a family bathroom and separate WC.

Outside
Holly Tree Cottage is wonderfully located opposite open fields, which is officially registered as a Village Green, and owned by the Bryants Bottom Community Trust to protect the area. The cottage is approached over a gated driveway providing off street parking, and leads to a single integral garage. To the front is a landscaped gravelled area and there is gated side access to the rear gardens which are a delight, and cleverly landscaped to provide six individual levels, accessed by steps and a side pathway. On the first level is a terrace area, a perfect setting for outside entertaining, an ornamental pond with a water feature and an open summer house/loggia. There is also a fully purpose home office with power, heating and internet access. Steps lead up to the second level, with a patio seating area together with a garden store and green house, and on the third level is a further terrace and a wonderful covered heated plunge pool. The remaining tiers feature a vegetable and soft fruit garden, an orchard with a variety of fruit trees and at the very top a chicken shed and an additional garden store. The gardens are beautifully planted giving colour and interest, and the views are superb over the fields to the front.

Services
Mains water, electricity and drainage connected. Propane gas. Please note that none of the services have been tested.

EPC = F

Tenure
Freehold

Local Authority
Wycombe District Council

Viewing
Strictly by appointment with Savills
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)

(Not Shown In Actual Location / Orientation)