



## Crown Cottage

Ibstone, Buckinghamshire, HP14 3XZ



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*A well-appointed Grade II listed, 16th century six bedroom detached cottage set in grounds and paddocks of just under 3.4 acres with a detached converted barn, stabling, orchard and paddock land. Crown Cottage dates back to circa 1500, thought to be one of the oldest properties in Ibstone, and has been held in the same family for nearly 50 years.*

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## **Accommodation**

Reception Hall | Sitting Room | Dining Room | Family Room | Study | Kitchen/Breakfast Room | Six Bedrooms | Two Bathrooms  
Detached Barn including Open Plan Sitting Room/Kitchen | Ensuite Bedroom | Utility | Cloakroom | Open Carport | Poultry Shed/Storage Barn | Stables | Gardens and Paddocks of just under 3.4 Acres





## Description

Crown Cottage has undergone extensions and refurbishments over the years to now provide 3,055 sq. ft. of modern accommodation. In 2009 the current owners converted a detached barn to create a superb annexe space with a wealth of character including vaulted ceilings, exposed beams and a brick fireplace with an open fire and accommodation including an open plan sitting room and kitchen, ensuite bedroom, utility and cloakroom.

Crown Cottage is surrounded by approximately 3.4 acres of grounds which include formal gardens, vegetable garden, an orchard and two paddocks. There are two driveways, one leading to the house and barn and the second to three stables, a tack room, a triple carport and former poultry shed/storage barn. There are panoramic views of open countryside and woodland to the front and rear of The Wormsley Estate.

The front door opens into the reception hall which has exposed beams and provides further access to the sitting room, dining room and inner lobby. The dual aspect sitting room overlook the gardens and has an inglenook fireplace with a tiled hearth, exposed beams and in the corner is a staircase, concealed behind a door, leading to the first floor, a further door leads into the study and another into the kitchen/breakfast room. The dining room also looks out over the gardens and has an open fire with a wooden surround, and a walk-in shelved cupboard. The dual aspect family room has glazed french doors leading to the garden, an open fire set within a fireplace, with a door leading through to the kitchen/breakfast room and an archway to a second staircase up to the landing.

The kitchen/breakfast room is fitted with a range of cream coloured shaker style units with granite work surfaces and a central island. Integrated appliances include a Neff double oven, Neff four ring ceramic hob with extractor hood above, and a dishwasher. There is space for a fridge and freezer, and for a washing machine and tumble dryer. To the side is a breakfast area with space for table and chairs. A door leads to a rear hall/utility area which houses the boiler and has a stable door to the garden. A door from the kitchen area leads to the inner lobby which has a walk-in shelved pantry, and a cloakroom.

The staircase from the family room leads up to the landing which provides access to all six bedrooms, two bathrooms and the other staircase from the sitting room. Two Velux windows provide natural light to the landing space.

The main bedroom is dual aspect and has views over the gardens and countryside beyond. There is a comprehensive range of built-in wardrobes with hanging space and built-in drawers next to the







bed. All the bedrooms have views over the gardens or further open countryside. There are built-in wardrobes in bedrooms two and six. Bedrooms three and five have an interconnecting door with bedroom three having a feature fireplace, exposed beams and a built-in wardrobe.

There are two bathrooms, one fitted with a suite including a freestanding roll top bath, walk-in double shower, twin wash basins and a WC. The second bathroom has a four piece suite including a corner bath, shower cubicle, wash basin in a vanity unit with a storage below and WC.

### **Annexe**

The detached barn has been converted into a self-contained annexe. There is an open plan sitting room and kitchen area, separate utility room, a cloakroom and a double bedroom with an ensuite shower room. The sitting room has an oak floor, a vaulted ceiling with exposed beams and glazed double doors to the gravelled driveway. There is a full height herringbone design brick fireplace with an open fire at one end of the sitting room with an open plan kitchen fitted with a range of cream coloured shaker style storage units at the other. A stable door opens to the driveway. The utility room has a matching range of storage units and a built-in dishwasher. The bedroom has a vaulted ceiling with exposed beams and a feature triangular high level window. There are two double wardrobes, oak flooring and double doors to the driveway. An ensuite shower room completes the accommodation.

### **Gardens and Grounds**

Crown Cottage sits within gardens and grounds of just under 3.4 acres including mature lawned gardens, two paddocks with post and rail fencing, orchard with fruit trees and vegetable garden.

The gardens around the house are mainly laid to lawn with a variety of paved seating areas, flower and shrub borders, block paved pathways and a variety of mature trees. To the rear of the property is a pathway leading up to a lawned garden which has a feature pond and mature trees with a treehouse with power and light.

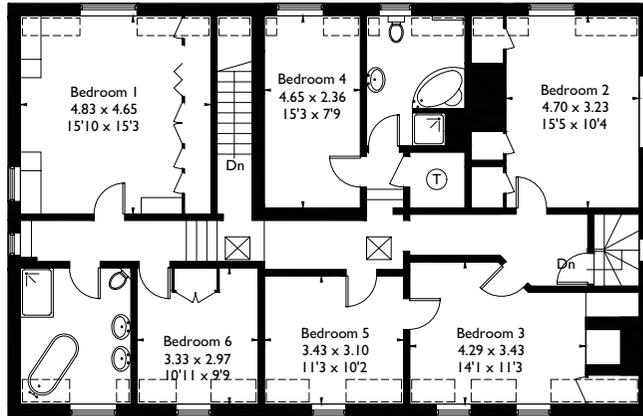
### **Location**

Situated within the village of Ibstone with views over fields and woodland, the house is only 2.5 miles to junction 5 of the M40. High Wycombe provides fast (25mins) rail links to London Marylebone making this an ideal rural retreat. The local village infant school is within level walking distance, there is an outstanding primary school in Stokenchurch and senior schools are in High Wycombe or Marlow, including renowned Grammar schools. Located in an Area of Outstanding Natural Beauty in the Chiltern Hills.

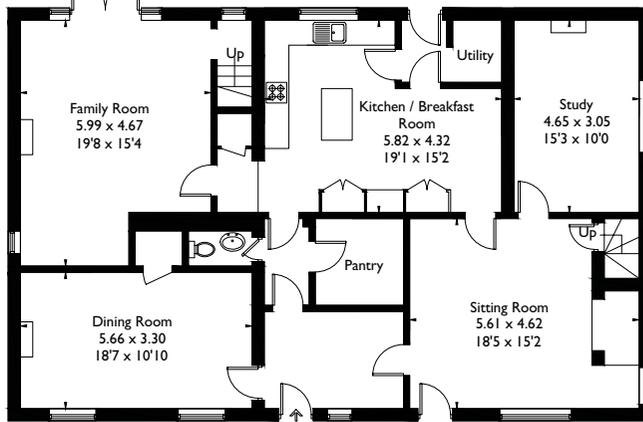


For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. It should not be assumed that the property remains as displayed in the photographs and no assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements or distances referred to are given as a guide only and are not precise. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds, furniture, lighting, kitchen equipment and garden statuary, whether fitted or not, are deemed to be removable by the Vendor unless specifically itemised within these particulars. It should not be assumed that the property has all necessary planning permissions, building regulations or other consents and where any reference is made to planning permissions or potential uses such information is given in good faith.

Approximate Gross Internal Area = 283.8 sq m / 3055 sq ft  
 Detached Barn = 66.1 sq m / 711 sq ft  
 Outbuildings = 108.6 sq m / 1169 sq ft (Excluding Carport)  
 Total = 458.5 sq m / 4935 sq ft

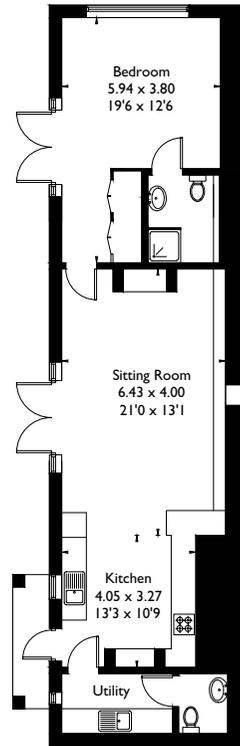


First Floor



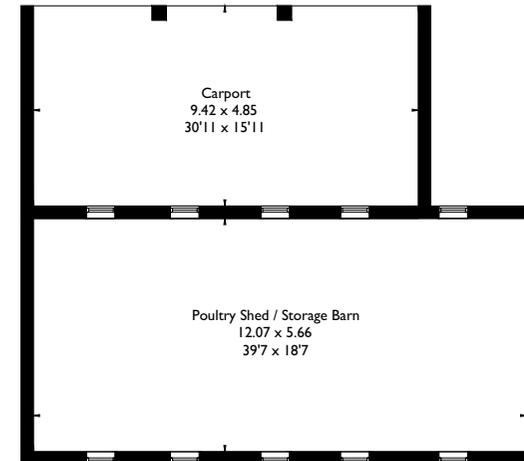
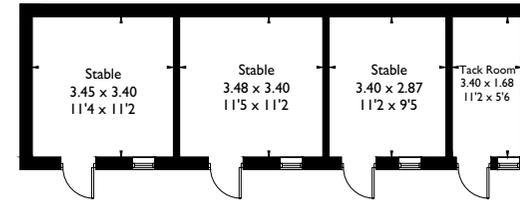
Ground Floor

= Reduced headroom below 1.5m / 5'0"



Detached Barn

(Not Shown In Actual Location / Orientation)



Outbuildings

(Not Shown In Actual Location / Orientation)

Viewing by appointment with:

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