



Yew Tree Cottage, Bishopstone, Buckinghamshire - HP17 8SF

Guide Price £850,000

 **TIM RUSS**
& Company



Yew Tree Cottage, Bishopstone

Buckinghamshire

- Exceptional five-bedroom detached period cottage dating back to the 18th century, occupying a sought-after edge-of-village position with stunning uninterrupted countryside views.
- Superb living space with wood burning stove and French doors opening directly onto a sun-filled terrace and gardens.
- Wealth of original features, including open fireplaces, exposed beams, pamment-tiled floors, and attractive herringbone brickwork.
- Delightful west-facing wild gardens of approximately one-fifth of an acre, backing directly onto open farmland and enjoying a high degree of privacy and tranquillity.
- Thoughtfully reconfigured first floor providing well-proportioned bedrooms, a superb principal suite with en-suite shower room and an enhanced family bathroom.
- Detached garage with workshop and versatile first-floor annexe/home office with cloakroom, ideal for home working, guest accommodation or multi-generational living.
- Energy-efficient air source heat pump for future-proofed, sustainable living.



Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E



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Occupying an enviable edge-of-village position with breathtaking countryside views, this exceptional five-bedroom detached period cottage enjoys beautifully landscaped west-facing gardens of approximately one-fifth of an acre.

Believed to date from the 18th century, the property has been sympathetically extended and beautifully improved, blending period charm with modern family living. At its heart is a stunning open-plan living space with French doors opening onto a generous terrace and the gardens beyond.

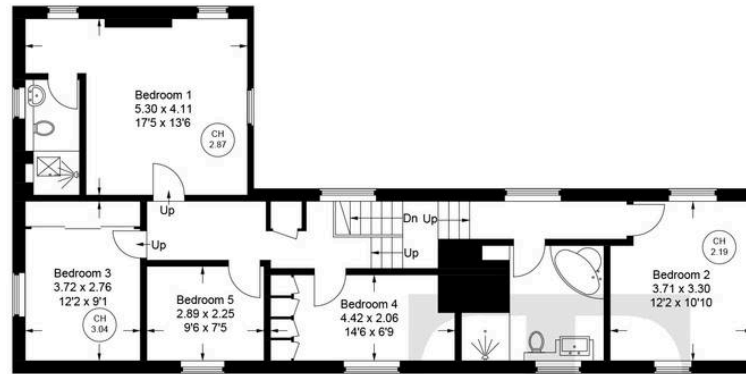
The original cottage retains a wealth of character, including impressive fireplaces, pamment-tiled floors, exposed timber beams and attractive herringbone brickwork. Upstairs, the reconfigured layout provides well-proportioned bedrooms, an impressive principal suite with en-suite, and a stylish family bathroom.

Backing directly onto open farmland, the west-facing gardens offer exceptional privacy and far-reaching views, with a large terrace ideal for outdoor entertaining and mature planting creating a peaceful setting.

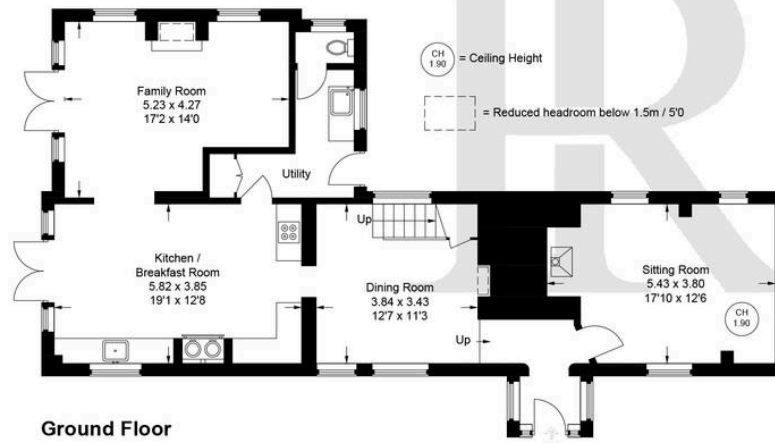
A detached garage with workshop is complemented by a versatile first-floor annexe/home office with cloakroom, while a gravelled driveway provides ample parking.

A rare opportunity to acquire a beautifully modernised period home combining timeless character, flexible accommodation and idyllic rural surroundings, further enhanced by an energy-efficient air source heat pump.

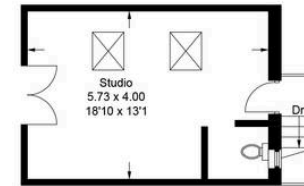




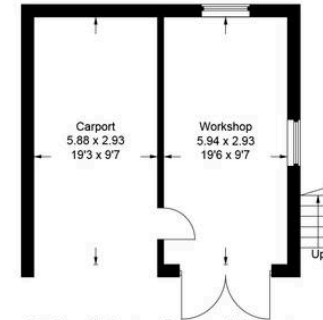
First Floor



Ground Floor



Outbuilding - First Floor



Outbuilding - Ground Floor
 (Not Shown In Actual Location / Orientation)

Yew Tree Cottage, 1 Bishopstone, HP17 8SF

Approximate Gross Internal Area
 Ground Floor = 97.8 sq m / 1053 sq ft
 First Floor = 89.0 sq m / 958 sq ft
 Outbuilding = 40.8 sq m / 439 sq ft
 (Excluding Carport)
 Total = 227.6 sq m / 2450 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Tim Russ and Company

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By law we must verify every seller and buyer for anti-money laundering purposes.

Checks are carried out by our partners at Lifetime Legal for a non-refundable £65 (incl. VAT) fee, paid directly to them.

For more information please visit our website.



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