



BRAMLEY COTTAGE, IBSTONE, BUCKINGHAMSHIRE



BRAMLEY COTTAGE



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A beautifully crafted new-build cottage set within the sought-after village of Ibstone, surrounded by the rolling landscape of the Chiltern Hills Area of Outstanding Natural Beauty.

Constructed by respected local developer Knole Homes, this newly completed collection comprises three brick-and-flint terraced cottages and a detached family house, each finished with meticulous attention to detail and an exceptional standard of specification.



THE PROPERTY

Bramley Cottage is the largest of the cottages, offering over 1,650 sq ft of well-balanced accommodation with elegant finishes throughout. There are three generous double bedrooms, each with an en-suite and views across open fields. The ground floor opens into a welcoming reception hall with natural limestone flooring, leading to a front-facing sitting room. To the rear, the open-plan kitchen and family area features bi-folding doors to the terrace. Double doors open to a further reception room, and a separate utility/boot room provides additional storage. Outside, there is private parking for two vehicles, an EV charging point, and gated side access. The landscaped garden includes a paved terrace and steps up to a lawn, enjoying views over paddocks and open countryside.





BRAMLEY COTTAGE



PROPERTY INFORMATION

Services

Heat pump, private drainage

Local Authority

Buckinghamshire County Council

Council Tax

TBC

EPC

Band B (82)

Postcode

HP14 3XT

What3Words

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Viewings

By prior appointment with
Robinson Sherston

Sales Disclaimer

IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order.

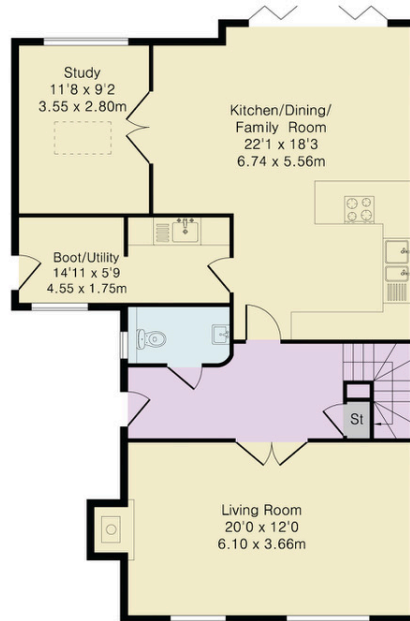
Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.



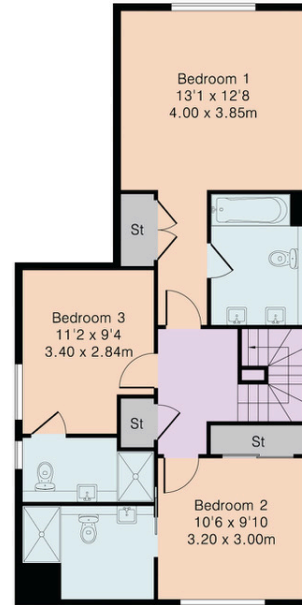
Approximate Gross Internal Area 1678 sq ft - 156 sq m

Ground Floor Area 972 sq ft – 90 sq m

First Floor Area 706 sq ft – 66 sq m



Ground Floor
(Plot-1)



First Floor
(Plot-1)



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