



Tippings, The Common  
High Wycombe

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A opportunity to purchase a Historic 17th Century School House retaining a wealth of original features set in the heart of Stokenchurch Village within the Chiltern Hills an area of outstanding natural beauty. Set in just over half an acre this Grade II listed home is a wonderful place to live with much charm and character.

Tippings, The Common, Stokenchurch, High Wycombe, Buckinghamshire, HP14 3UD

Offers in excess of £1,250,000

BUILT IN 1675

GRADE II LISTED HOME

WEALTH OF CHARM AND CHARACTER

MANY ORIGINAL FEATURES BEAMS, FIREPLACES AND ORIGINAL

BREAD OVEN

OUT BUILDINGS INCLUDING A DOUBLE GARAGE, WORKSHOP AND

ANNEX

ACCOMMODATION ARRANGED OVER THREE FLOORS

5 BEDROOMS

4 RECEPTION ROOMS

CELLAR

EXTENSIVE GROUNDS

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## Stokenchurch

For the commuter there is easy access to the M40 motorway at junction 5 providing links to Oxford, Birmingham and London. The towns of High Wycombe, Thame and Marlow are just a short drive away.

The Chiltern train line is close by with stations at High Wycombe and Saunderton with trains to London (Marylebone), Birmingham, Oxford and shortly to be opened Milton Keynes via Bicester.





Description

Tippings was one of the first houses to be built in the historic Village of Stokenchurch, along with the nearby hotel. The two properties were built on the common allowing shelter for the many herdsmen who required shelter overnight after driving livestock along one of the major driving roads in the area, the Icknield Way. Built in 1675 by Bartholomew Tipping to give free education to 12 poor boys of the Parish. It provided accommodation for the Schoolmaster and his family. The school ran for approximately 250 years and closed in 1935. Over the years the property has been extended while many of the character features remain, including fireplaces, beams, floorboards and doors.

The main house today includes five double bedrooms, two bathrooms and four reception rooms. It also has a dry tanked Cellar. The country style kitchen/breakfast room still has the original bread oven. An interesting room (which is currently being used as the study), which was originally built to brew beer to supply the many travellers that called and was sold locally providing a steady income to the school.

Various outbuildings have been incorporated into the property one used as a workshop, a double garage and another as a self-contained annex. These buildings are thought to be originally the site of the formers Butchers shop. With some thought and planning these buildings could be converted into quite a substantial separate dwelling.

The property is set back beyond the Common (as it is today) and is surrounded by well-established gardens covering an area (including all buildings) of over half an acre. The grounds are enclosed by hedging and are mainly laid to lawn. There are Apple, Pear, Quince and Plum trees. This property is part of the local history and will make a family a wonderful place to live with much charm and character.

The historic Village of Stokenchurch was used as a resting place in the Civil War for both Royalists and Parliamentarian troops. Prior to that as mentioned earlier and after the Civil War Stokenchurch was a resting place for Herdsmen after a day of driving livestock on the local droving roads.

Today the Village combines the best of country living with modern convenience. The property is close to the local shops and is easily accessible to the major towns and villages of the area. Being in the heart of the Chiltern Hills (an area of outstanding natural beauty), there are many walks and riding routes straight from the front door. The village facilities include a Tesco Express, an independent convenience store, pharmacy, doctors' surgery, dentist, library, post office, public house and Indian restaurant. The outstanding local primary school and nursery are all within walking distance of Tippings.







## General Remarks and Stipulations

### Tenure

Freehold

### Post Code

HP14 3UD

### EPC Rating

### Viewing

Strictly by appointment with  
Bonners & Babingtons

### Local Authority

Buckinghamshire

### Important Notice

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