



A delightful four-bedroom period home, formerly two cottages, tastefully renovated by the current owners whilst retaining many original features. Situated in the heart of the desirable Buckinghamshire village of Tingewick, and boasting a ground-floor extension this rarely available family home has much to offer.

Tregarland is approached via a gravel driveway to the rear of the property.

The pretty cottage door leads into the charming dining room, which boasts not only exposed beams but an impressive brick-built fireplace with a wood-burning stove, providing a fantastic space for formal entertaining or casual evening meals with friends and family.

The sitting room is equally as charming with plenty of character features, perfect for those long winter evenings.

Leading off the sitting room is another reception room with original Parquet flooring, wooden window shutters, and a pretty fireplace that lends itself extremely well to being utilised as a den or a study for those that work from home.

There is also access to the extended part of this charming village home. A large light room enjoying views over the garden it offers a number of options for everyday family living, entertaining, or the potential for separate living having a shower room and W.C

The kitchen has been completely refurbished by the current vendors and offers a generous number of floor and eye-level fitted units with integrated

appliances, complemented by solid wooden worktops.

Having been converted from two cottages the property retains a staircase off the dining room and the sitting room.

The delightful period features continue through the property to the first floor, making for four charming and individual bedrooms.

As the property was originally two cottages, you benefit from two bathrooms, one of which features a pretty roll-top bath and shower, whilst the second features a walk-in shower, and this completes the accommodation on the first floor.

Tingewick is a pretty village situated around two miles west of Buckingham and is conveniently located for the M40 which provides easy access to Birmingham, Oxford, Bicester and London. Whilst the local train network provides a commute to Marylebone in under an hour.

Village Amenities: Public house, church, village shop and post office and village hall.



QUADRANT
VILLAGE HOMES



Accommodation Comprises:

Ground Floor - Kitchen, Dining Room, Sitting Room, Office, Family Room, W.C. Shower Room, and Store Room.

First Floor - Four Bedrooms, Family Bathroom.

Outside - Private Garden, Patio, and Off Road Parking.

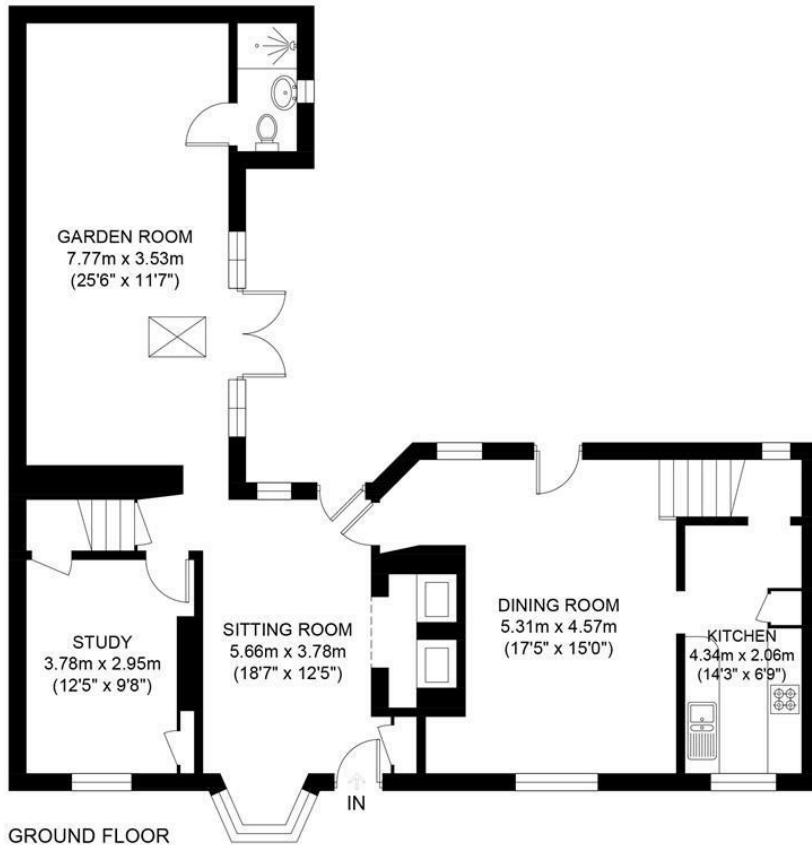
Oil-Fired Central Heating, Mains Water.

Local Authority - Aylesbury Vale District Council.

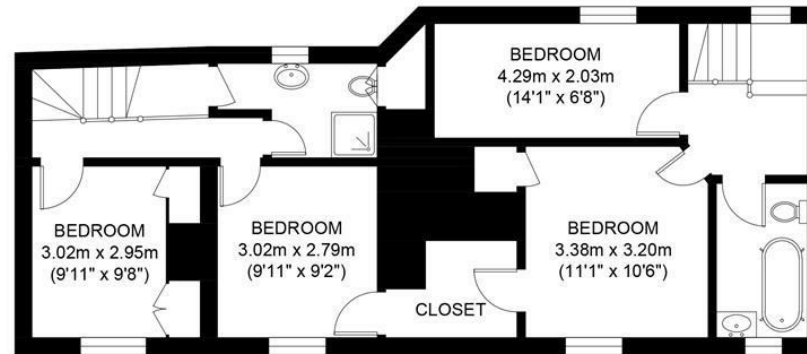
Council Tax Band -







GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1121 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 755 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1876 SQ FT / 174.3 SQ M
TREGARLAND

All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



