



A charming three-bedroom detached cottage with character features, benefitting from having a south facing rear garden and a garage in the Buckinghamshire village of Gawcott.

Enclosed to the front by a traditional picket fence this delightful cottage is tucked away in a quiet location in the village of Gawcott.

The kitchen is fitted with a generous number of floor and eye -level units and integrated appliances.

Whilst the dining area has plenty of room for a table and chairs making it the perfect space for casual dining and entertaining.

A conservatory accessed via the kitchen makes the most of the southerly facing garden, it could be utilised as a playroom, dining room, or just a lovely space to relax in on long summer evenings.

The living room has wooden flooring and a wood-burning stove with an attractive exposed brick wall behind.

Dual aspect, in excess of 20ft long with French doors to the garden, the living room feels both light and spacious.

A W.C completes the ground floor accommodation.

Stairs from the living room lead to the first floor.

On the first floor there are three bedrooms, and the family bathroom.

The master bedroom benefits from having an en-suite shower room.

Outside the property has a detached garage and driveway parking to the left hand side.

Gated side access leads to the secluded rear garden, which has an area laid to lawn along with a patio area for al-fresco dining and BBQ's

The garden is enclosed by attractive brick and stone walls, with raised beds and a retaining wall.

Mature trees provide seclusion, and the flower beds provide colour and a backdrop for enjoying relaxing summer evenings.

Gawcott has a village pub, a village hall, and a primary school. The village is also surrounded by lovely places to walk with plenty of accessible footpaths and bridleways.

The pretty market town of Buckingham is just over two and a half miles away providing a range of independent shops, two good schools, leisure facilities, restaurants, and a doctors surgery.

Milton Keynes (approximately 14 miles away) offers a wider range of shopping facilities, cinemas,

leisure facilities, and a train station with a service to London Euston Station.

Gawcott is in the catchment area for the Royal Latin Grammar School in Buckinghamshire, and has a number of private schools including Swanbourne, Thornton College, and Stowe within easy reach.

An additional rail service to London Marleybone is also available in Bicester, from Bicester North Station and Bicester Village Station.





Accommodation Comprises:

Ground Floor - Living Room, Kitchen/Dining Room, Conservatory, W.C

First Floor - Three Bedrooms, En-Suite To The Principal Bedroom, Family Bathroom.

Outside - Enclosed Rear Garden, Patio Area, Garage, Off Road Parking.

Services - Gas Central Heating, Mains Water and Drainage, Electric.

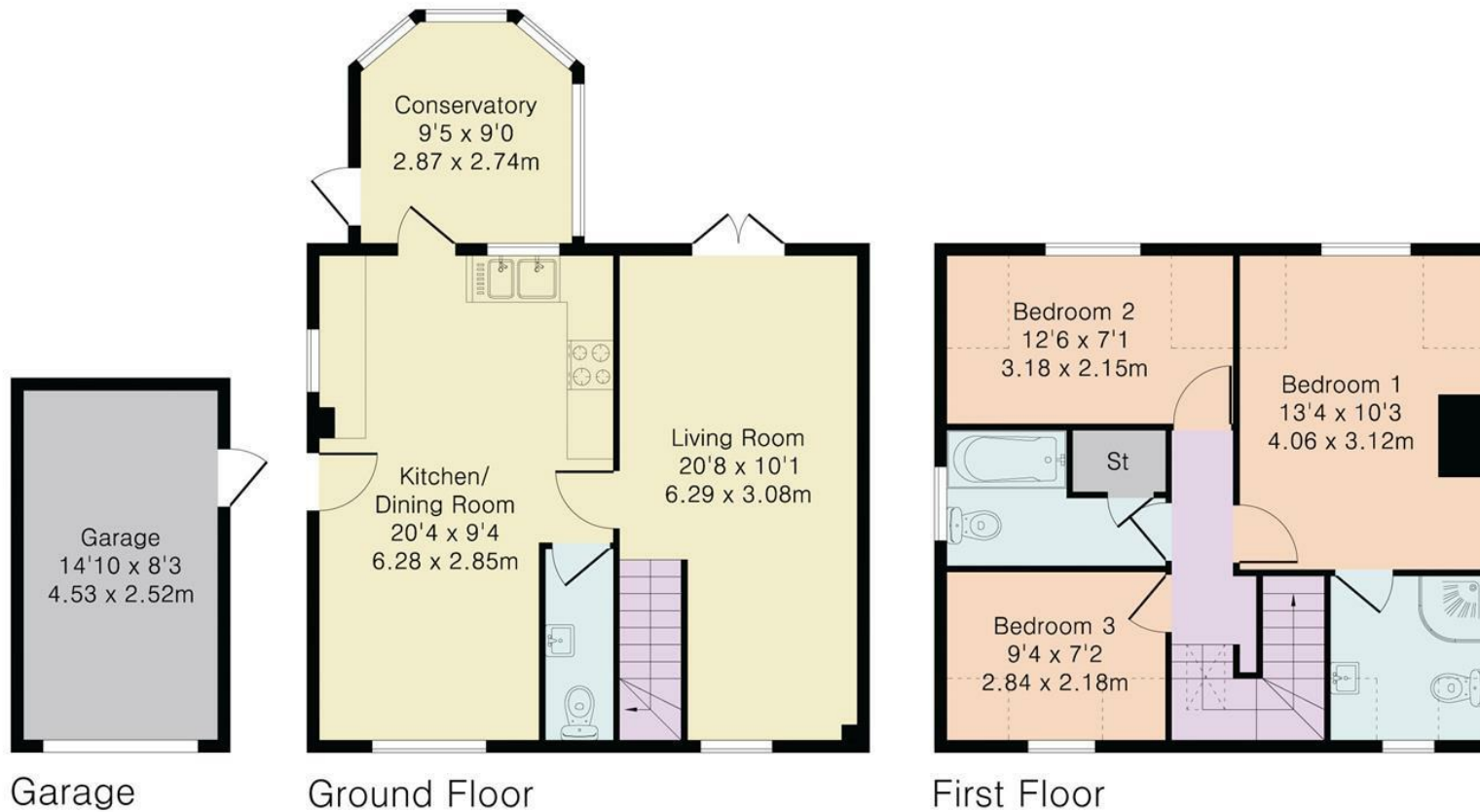
Local Authority - Buckinghamshire Council.

Council Tax Band. E





Approximate Gross Internal Area 1149 sq ft – 107 sq m
 Ground Floor Area 555 sq ft – 52 sq m
 First Floor Area 471 sq ft – 44 sq m
 Garage Area 123 sq ft – 11 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

