





A delightful three-bedroom Grade II Listed cottage, with a larger than average rear garden, set in a corner position in the sought-after Buckinghamshire village of Preston Bissett.

A pretty wrought iron gate and red brick wall enclose the front garden, which has mature shrubs and a lawn bordering the footpath leading to the front door.

As you enter this charming cottage you are greeted by a beautiful hallway with doors to the W.C, the living room, and stairs leading to the first floor.

The sitting room is dual-aspect flooding it with natural light, and a lovely feature of this delightful room is the wood burner, which makes the room the perfect setting for those cosy winter nights by the fire.

The kitchen is accessed from the living room and through the utility room, which has a number of useful storage cupboards.

The kitchen is also fitted with a good number of units, and space for appliances, whilst also having space for a dining table and chairs.

The kitchen window above the sink floods the room with natural light, whilst it also offers a lovely view over the attractive south-facing garden.

On the first floor are two double bedrooms, the main bedroom being deceptively spacious, and the

second bedroom also being of a generous size enjoying views over the pretty garden.

A spacious bathroom completes the first floor.

The second floor has an open area on the landing with a window overlooking the rear garden that makes for a perfect study for those who work from home.

Access to the third double bedroom, which has plenty of eaves storage is also through the study.

The south-facing garden is mainly laid to lawn with mature trees and shrubs, enclosed to the right-hand side by a wall with a trellis, and gated access.

The keen gardener will appreciate the greenhouse and storage sheds positioned at the bottom of the garden.

The property is located in the heart of the delightful village of Preston Bissett, close to local amenities and within easy reach of excellent schools, including Buckingham Secondary School and The Royal Latin School.

The area is well served by beautiful surrounding

countryside, ideal for family walks and recreation.

The larger towns of Buckingham and Bicester are both within easy reach, providing a wide variety of shops, restaurants, and leisure facilities, as well as railway and bus connections. Bicester North and Bicester Village stations offer excellent rail services to London Marylebone in 45 minutes.

For those who commute, the M40 is also within a short distance for excellent vehicular access.









Accommodation Comprises:

Ground Floor - Living room, kitchen/breakfast room, utility room, WC

First Floor - Two double bedrooms and family bathroom

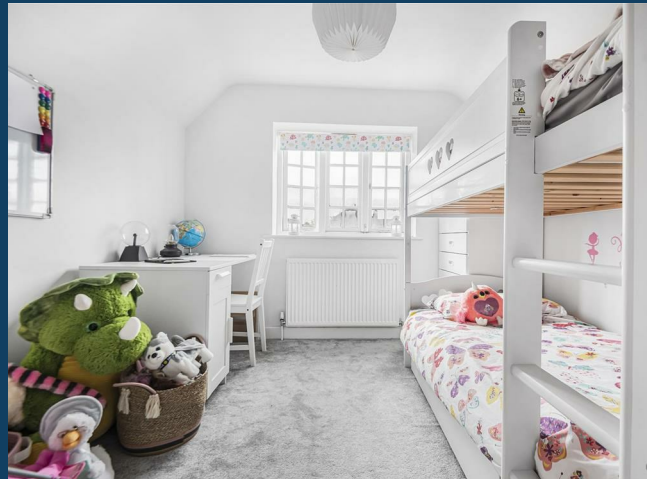
Second Floor - One double bedroom, study

Outside - Private enclosed garden with greenhouse and three large sheds

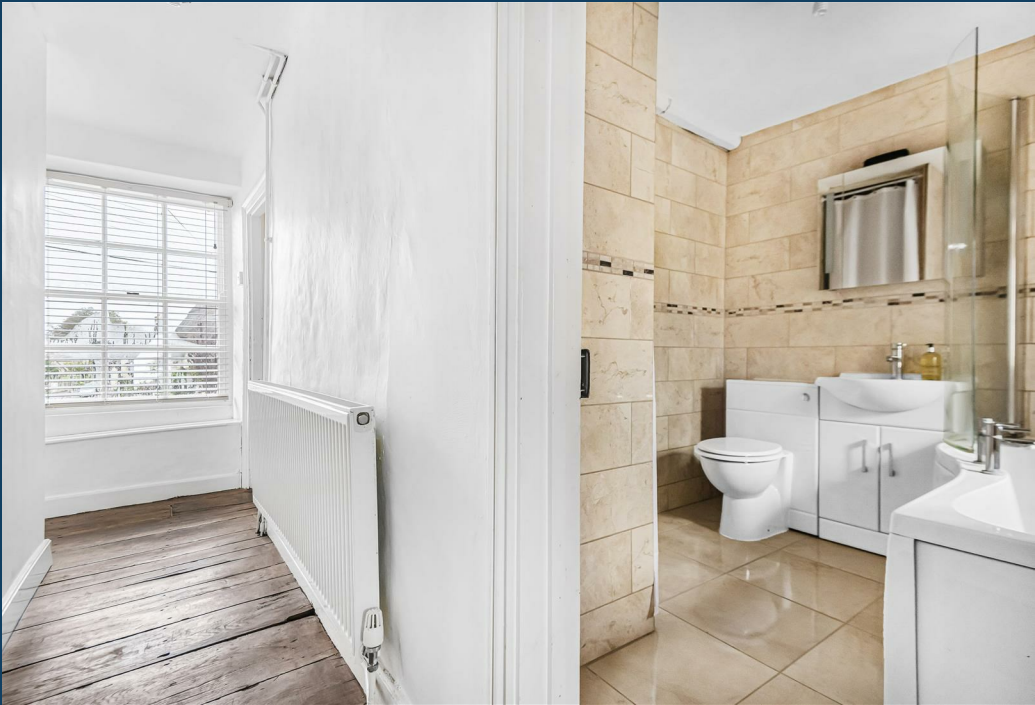
Oil-fired central heating

Council Tax Band D

Mains sewage & drainage





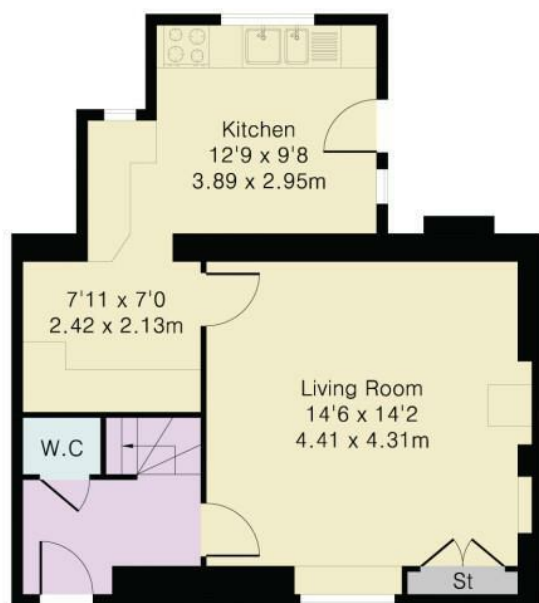


Approximate Gross Internal Area 1149 sq ft – 106 sq m

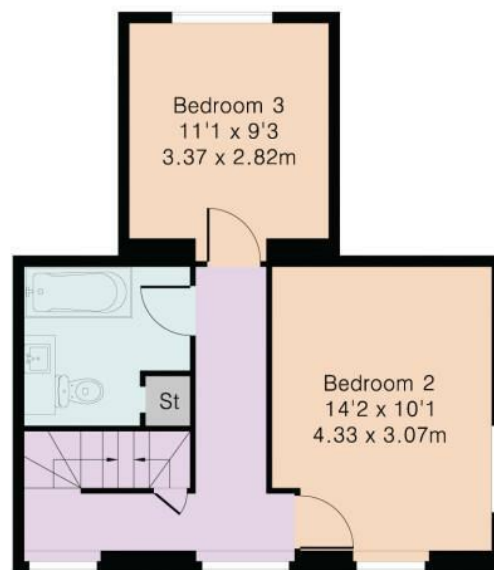
Ground Floor Area 507 sq ft – 47 sq m

First Floor Area 400 sq ft – 37 sq m

Second Floor Area 242 sq ft – 22 sq m



Ground Floor



First Floor



Second Floor





