



An attractive four-bedroom detached family home with a wealth of character and a large garden enjoying views over open countryside to the rear, In the highly sought after Waddesdon School catchment village of Kingswood.

Upon entering the property you are welcomed into a lobby/boot room with a feature glazed wall, which provides plenty of space for coats and boots, along with access to the cloakroom.

The spacious kitchen/breakfast room is without a doubt the heart of this home, with tiled flooring, a good number of solid timber wall and base units and integrated appliances.

With plenty of space for a breakfast table and chairs, and enjoying views over the rear garden makes this the perfect space for time with friends and family.

The rear hallway benefits from retaining its original attractive parquet flooring and provides access to the first floor.

The property has two generous reception rooms, both with feature fireplaces, the current owners use one as a playroom, but it would make a fabulous formal dining room or large study.

The sitting room is dual aspect with patio doors leading out to the rear garden, this room also has the original parquet floor.

To the first floor the master bedroom has an en-suite shower room. There are three further

bedrooms and a large family bathroom.

Outside to the front and side, the property has been laid to gravel for parking for two cars, with gated access down both sides to the rear garden.

The garden is completely enclosed, carefully landscaped, and mainly laid to lawn with mature trees, colourful shrubs, and borders it also has plenty of space for a vegetable garden, or room to kick a ball.

A large patio offers plenty of space for outside dining, BBQ's, perfect for long summer evenings, and weekends with the family.

The history of Kingswood is entwined with Grendon Underwood, indeed the parish line runs through the centre of Kingswood. There are pretty period properties to be found, some dating from the seventeenth century.

Kingswood has an excellent Italian restaurant and the extremely popular Akeman Inn restaurant whilst the larger village of Grendon Underwood is approximately one mile away with the village school, post office and general store.

The surrounding market towns and villages provide a

wealth of historical and interesting places to visit including Waddesdon Manor, Claydon House and Quainton Steam Railway. Extensive shopping facilities are situated at Bicester Village Retail Outlet, Milton Keynes, and Aylesbury.

The A41 provides easy access into Aylesbury, Bicester and the M40 network. Rail connections are fast and convenient on the Chiltern Line reaching London Marylebone in under an hour from Aylesbury, Haddenham and Thame Parkway will also get you to Marylebone in 35 minutes.

Services to Euston are available from Cheddington and Leighton Buzzard. The Aylesbury line has been extended to Aylesbury Vale Parkway station which provides a frequent service to Marylebone from Fleet Marston.

Preparatory schools can be found at Ashfold, Swanbourne, and Oxford, with a Primary School at Grendon Underwood.

For secondary education there is Waddesdon Secondary School, with Public schools at Stowe, Thornton College, and Oxford, well-regarded Grammar Schools can be found in Aylesbury.





The property comprises of:

Ground floor - Entrance hallway, kitchen/ breakfast room, dining room/study, sitting room and cloakroom.

First floor -Master bedroom with en-suite shower, three further bedrooms, and a large family bathroom.

Gated side access, large rear garden, and countryside views., parking for two vehicles.

Freehold Property

Rendered Brick Under Tiled Roof

Local Authority - AVDC

Council Tax Band - E

Services:

Oil Fired Central Heating

Mains Water

Mains Drainage

Broadband - Please Check Using Ofcom Website

Mobile Phone Coverage - Please Check using Ofcom Website

EPC rating: D

Oil Central Heating



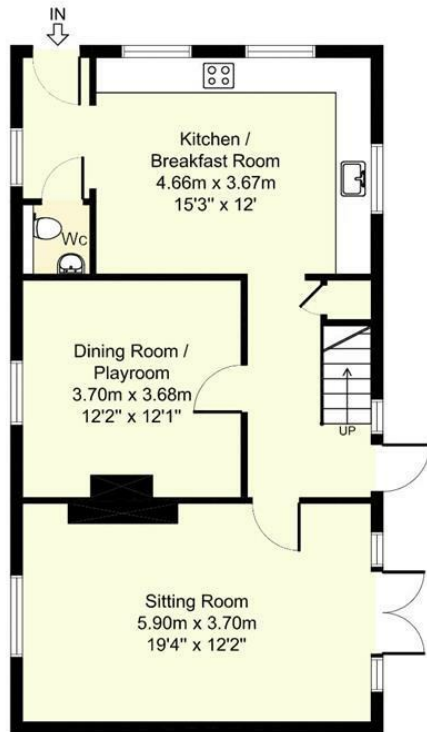


Crossways, Bicester Road, Kingswood

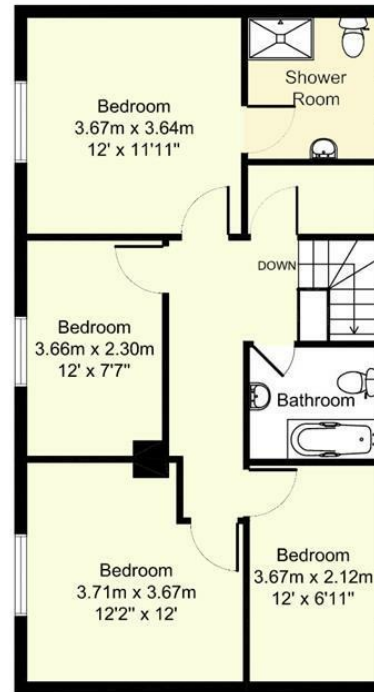
Ground Floor Area 710 Sq.ft / 66 sq.m

First Floor Area 721 Sq.ft / 67 sq.m

Total Approx. Floor Area 1431 Sq.ft / 133 sq.m



GROUND FLOOR



FIRST FLOOR

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



