



A fantastic opportunity to purchase a four-bedroom detached family home with a fabulous open plan kitchen/dining room overlooking a stunning rear garden and open countryside views beyond, with an in and out driveway, a carport, and plenty of parking in the catchment of the popular Waddesdon School.

Approached over an extensive in-and-out gravel driveway, which provides parking for numerous vehicles, Regency House sits well within its generous plot.

The Entrance porch leads to the hallway, which provides access to the kitchen/dining room, sitting room, W.C, and the stairs to the first floor.

The kitchen/dining room is without doubt the "hub" of this lovely family home.

With plenty of floor and eye-level units, a large larder cupboard, an island with a breakfast bar, and integrated appliances complemented by Karndean flooring it provides the perfect place for preparing family meals, and casual dining.

There is also lots of space for a large dining table and chairs in the dining area, which enjoys enviable views over the rear garden and countryside views beyond, making for the ideal setting for weekend lunches and relaxing evenings with family and friends.

The sitting room is dual aspect, with a large window to the front, and French doors to the garden it feels light and spacious. A feature fireplace with a wood-burning stove provides a lovely focal point in the room, and makes for a cosy space to enjoy on long winter evenings.

The former garage has been cleverly converted to provide yet further living space. With access from the kitchen, and a door to the garden it lends itself to any number of purposes from a home office, gym, family room, or even a fifth bedroom.

A useful utility room also accessed via the kitchen completes the ground floor accommodation.

The first floor has four generous double bedrooms, the master bedroom benefitting from having an en-suite shower room, a family bathroom services the three remaining bedrooms,

It is also worth noting the fantastic views the two bedrooms at the back of this immaculately presented family home enjoy over the rear garden.

Outside to the front the property boasts an in-and-out gravelled driveway with plenty of parking along with a 22ft' x 16ft timber framed carport.

There is gated access on both sides of the property leading to the stunning rear garden, which is mainly laid to lawn with mature trees, attractive borders with colourful shrubs, and post and rail fencing at the bottom to allow you to make the most of the expansive countryside views.

A very generous patio area provides the perfect spot for al-fresco dining, BBQ's and relaxing on long summer evenings.

For the keen gardener there is plenty of space for a vegetable garden, a storage shed along with a summer house provides room for all the garden equipment.

Edgcott is an old Domesday village with a beautiful 12th Century Church. It is set within the Aylesbury Vale, eight miles east of Bicester and ten miles west of Aylesbury.

It has easy access to the A41 and Junction 9 on the M40 motorway providing fast road links to London, Birmingham and Milton Keynes. The village is served by regular buses to Bicester, Aylesbury and local villages.

Bicester's two train stations are approximately 15 minutes drive from the cottage. Bicester North offers great commuter services to London Marylebone in around 45 minutes and Birmingham within 1 hour.

Bicester Village train station also offers services to Oxford Parkway and to London Marylebone.

Edgcott is in the catchment area for some leading primary schools; Grendon Underwood and Waddesdon, as well as grammar schools in Buckingham and Aylesbury. Waddesdon also has a highly rated secondary school. There are many after-school activities in the area, including the combined Edgcott and Grendon Underwood Scouts/Cubs group.

Grendon Underwood provides daily shopping needs, with Bicester, Aylesbury, Oxford, and Milton Keynes providing a broader range of shopping, cultural, and leisure facilities.





Accommodation Comprises:

Ground Floor - Enclosed Entrance Porch, Entrance hallway, Sitting Room, Kitchen/Dining Room, Studio/Gym/5th Bedroom, Utility Room, W.C

First Floor - Master Bedroom With En-Suite Shower, Three Further Double Bedrooms, Family Bathroom.

Outside - Timber Framed Carport, Extensive Driveway Parking For Numerous Vehicles, In and Out Driveway. Small Storage Area To The Front Of The Garage.

Gated Access To The Rear Garden, Extensive Area Of Garden Laid To Lawn, Large Patio, Summer House, Storage Shed.

Brick-Built Under Tiled Roof.

Services:

Mains Water - Thames Water

Mains Drainage - Thames Water

Mains Electric - EON

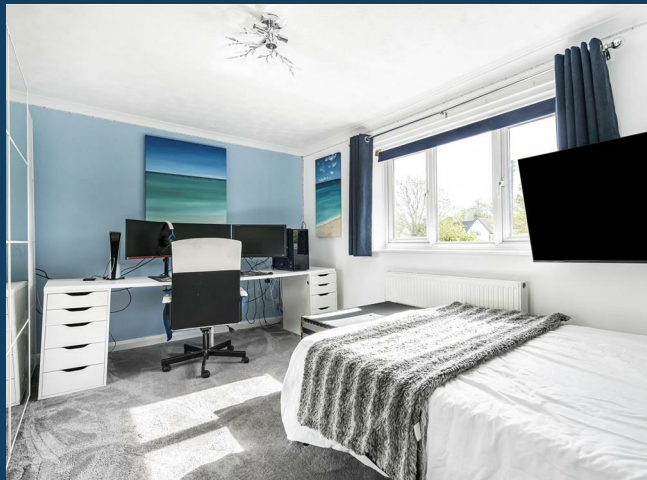
Local Authority - Buckinghamshire Council

Council Tax Band - F

Oil-Fired Central Heating

Broadband - SKY - Please Check Ofcom

Mobile Phone Coverage - Please Check Ofcom For Coverage





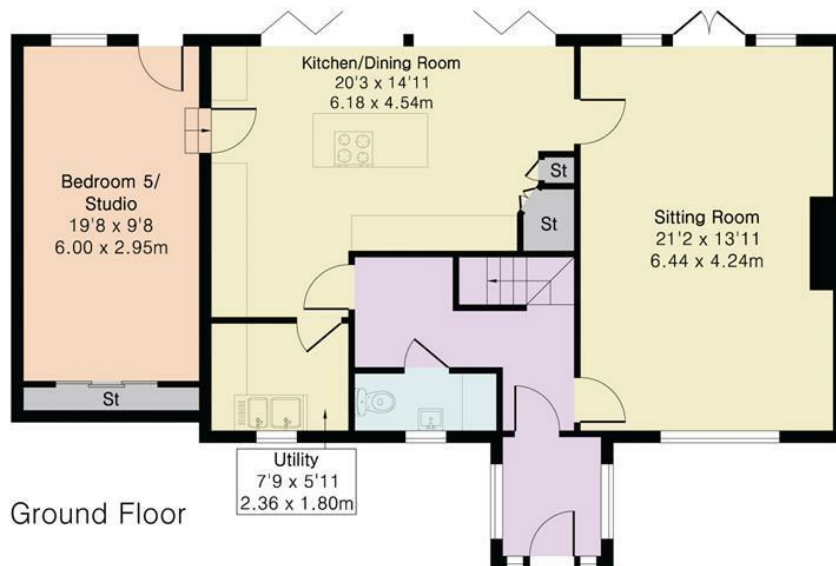
Approximate Gross Internal Area 1688 sq ft - 157 sq m

Ground Floor Area 966 sq ft – 90 sq m

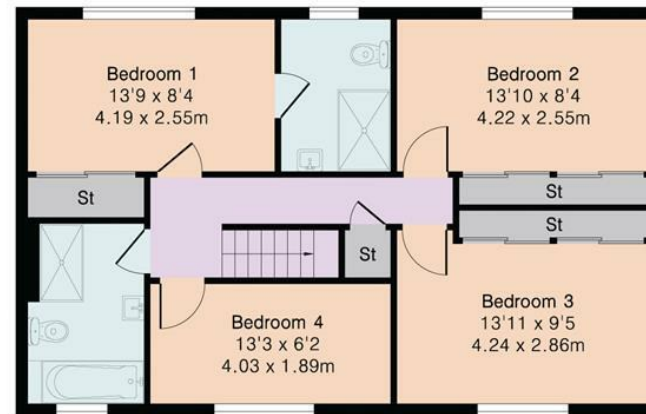
First Floor Area 722 sq ft – 67 sq m



Carport
22'8 x 16'1
6.92 x 4.90m



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	76
England & Wales		
EU Directive 2002/91/EC		

