



A stunning five-bedroom period property dating back to 1700, extensively refurbished and finished to the highest of standards, whilst retaining many character features, to provide flexible accommodation, including a one-bedroom annex in the popular Buckinghamshire village of Tingewick.

This fabulous Grade II listed semi-detached property, dating back to the late 1700s, in the heart of the village, boasts generous accommodation arranged over two floors.

A large reception hallway with two bay windows welcomes you and sets the scene for what is to follow.

An impressive brick-built Inglenook in the centre of the room provides the perfect focal point to relax in front of with a good book or glass of wine on long winter evenings.

The sitting room flows seamlessly through from the reception hallway, with engineered oak flooring and exposed brickwork.

The sitting room feels both spacious and stylish, perfect for large family gatherings and entertaining.

The kitchen/breakfast room is fitted with floor and eye-level units, integrated appliances, including a range cooker, and a large central island with a wine fridge and a granite worksurface.

With a vaulted ceiling and French doors to the patio, it makes for the ideal setting for both the aspiring chef and those who enjoy casual dining.

Step down from the kitchen into the dining room with

attractive tiled flooring, which is a combination of the original quarry tiles, and York stone, and exposed beams, which has plenty of space for a large table and chairs to enjoy more formal dining.

A useful utility room with storage is accessed via the rear lobby, which also leads to a W.C. and the study.

To the rear of the property, the current sellers have carefully converted part of the property to provide an independent living space, which has separate access, a living room/kitchen, and a bedroom.

It lends itself beautifully to being used as annex accommodation, a studio, or the potential for a rental income.

The first floor has four double bedrooms and a luxurious family bathroom with a roll-top bath and a walk-in shower.

The principal bedroom boasts not only an en-suite shower but a walk-in wardrobe too.

Outside the rear garden is enclosed by a rendered wall, and has both a patio area for al-fresco dining, and an attractive area laid to lawn.

Parking is to the rear of the property, and is approached

over a driveway which is shared with two other properties.

Tingewick Village

Tingewick is a thriving Buckinghamshire village with a strong sense of community. At its heart is a well-stocked village store and Post Office, while the Village Hall provides a hub for regular activities, fitness classes and social events. Families enjoy the large recreation ground with children's play area, basketball hoop and fitness trail, as well as the popular annual Summer Party.

Education is well catered for: Roundwood Primary School operates across two nearby sites, with secondary schooling available in Buckingham at The Buckingham School and the renowned Royal Latin Grammar.

A wide range of local groups flourish here, from the weekly Community Café and historical and horticultural societies, to Scouts and Helping Hands, a village-run charity. The parish church of St Mary Magdalene offers regular services and stands as a focal point for village life.

For leisure, Tingewick has long been served by traditional pubs, and Buckingham's wider shops, restaurants and amenities are only a short drive away.





Accommodation Comprises:

Ground Floor - Large Reception Hallway/Sitting Room/Family Room, Dining Room, Kitchen/Breakfast Room, Utility Room, Study, W.C.
Annex Accommodation/Studio, Shower Room.

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

Outside - Enclosed Rear Garden, Patio, Parking For Two Vehicles.

Semi-Detached Freehold Property
Brick-Built, Tiled Roof
This Property Is In A Conservation Area.

Services -

Mains Water - Anglian
Mains Drainage- Anglian
Gas Central Heating
Broadband - BT - Please Check Using Ofcom
Mobile Phone Coverage - Please Check With Ofcom

Local Authority - Buckinghamshire Council
Council Tax Band - G

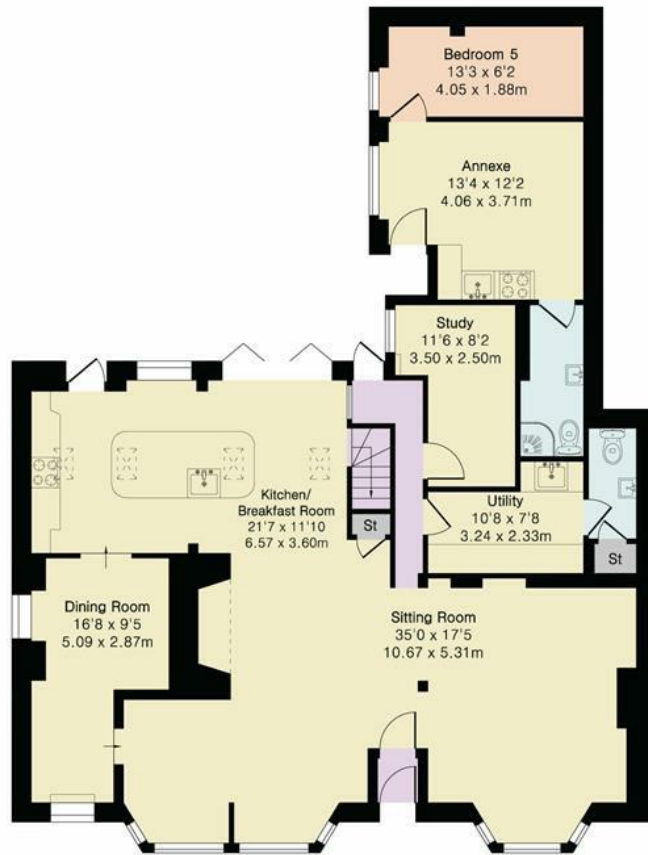




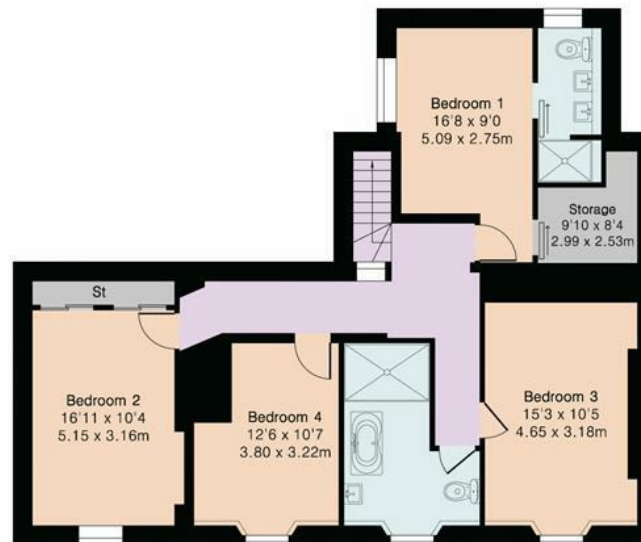
Approximate Gross Internal Area 2522 sq ft - 235 sq m

Ground Floor Area 1535 sq ft – 143 sq m

First Floor Area 987 sq ft – 92 sq m



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		
England & Wales		EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



