



Main Street, Buckingham, MK18 4EP

Guide Price £275,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A charming Grade II Listed pretty and characterful 'chocolate box' detached thatched cottage. The property has rendered elevations, two interconnecting first floor rooms, inglenook fireplace, garden and parking located in the heart of this thriving and conveniently located village

The front door leads you into a delightful sitting/ dining room with a flag stone floor, inglenook fireplace, a wood burner, and exposed beams. From the sitting room there is a small hall from which you access the bathroom and kitchen. The kitchen is fitted and has a door to the side. The stairs wind behind the fireplace, as is often the case with old cottages, and land in the double bedroom. There is a further single bedroom/dressing room/study. Outside the front garden is gravelled as a parking space and there is side access to the, mainly lawned, private rear garden. The seller informs us the property is 'wattle and daub' construction with lime rendered elevations under a thatched roof

The property is connected to mains electricity, water and drainage. Broadband - according to Ofcom, Standard, Superfast and Ultrafast broadband are available (checker.ofcom.org.uk). Mobile - According to Ofcom there is limited mobile voice coverage EE with no data coverage and no voice or data coverage for Three O2 and Vodafone indoors and Likely mobile voice and data coverage outdoors for EE, Three, O2 & Vodafone (checker.ofcom.org.uk). We are not aware of any planning permissions in place which would negatively affect the property but interested parties should make their own enquiries with the local authority. Information relating to Easements, Boundaries, Restrictions & Rights are awaited.



The village has a community shop and coffee shop, church, public house and primary school as well as many clubs and associations. The thriving market towns of Bicester and



Key Features

- Charm and Character
- Centre of the Village A 'Stones Throw' to the Shop and Pub
- Sitting Dining Room
- Kitchen
- Ground Floor Bathroom
- Two Interconnecting First Floor Rooms
- Parking Space
- Private Garden
- Electric Heaters
- See our website for up-to-date material information.

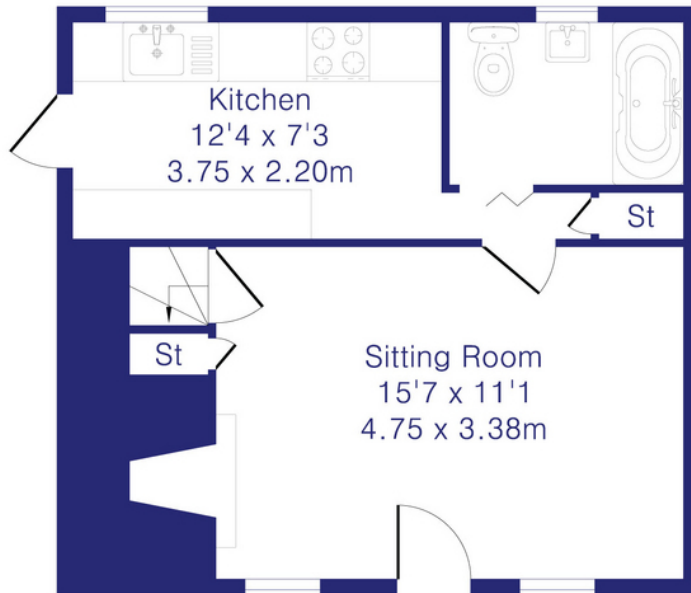
The Location

Local Shops 250ft
Bicester Market Square 8.8m
Buckingham Market Square 7.2m
Oxford Carfax Tower 21.3m
The Centre Milton Keynes 20.5m
Bicester North Station (London Marylebone from approx. 50 mins) 6.8m
Bicester village Station (London Marylebone from 51 mins, Oxford from approx. 17 mins) 6.8m
Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 6.8m
All times and distances are approximate.

Approximate Gross Internal Area 540 sq ft - 51 sq m

Ground Floor Area 330 sq ft – 31 sq m

First Floor Area 210 sq ft – 20 sq m



Ground Floor



First Floor

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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