



5 Lawn Hill, Edgecote, HP18 0TT

Guide Price £375,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A charming Victorian cottage with later extensions in a delightful rural location. No onward chain. With character and quality throughout, fine views and a generous south facing garden. This most attractive property offers; a large living room with wood burner, an excellent kitchen with a good range of units and appliances, large conservatory, a utility room and a cloakroom. Both bedrooms are doubles and the bathroom has a four piece suit with a large shower. The cottage has an oil fired boiler which runs the central heating, including underfloor heating to the ground floor. There is parking, a generous south facing garden, summer house and a store.

### MATERIAL INFORMATION

A traditionally constructed cottage with later extensions.

Mains; water, electricity and drainage are connected. Heating - oil fired central heating to radiators.

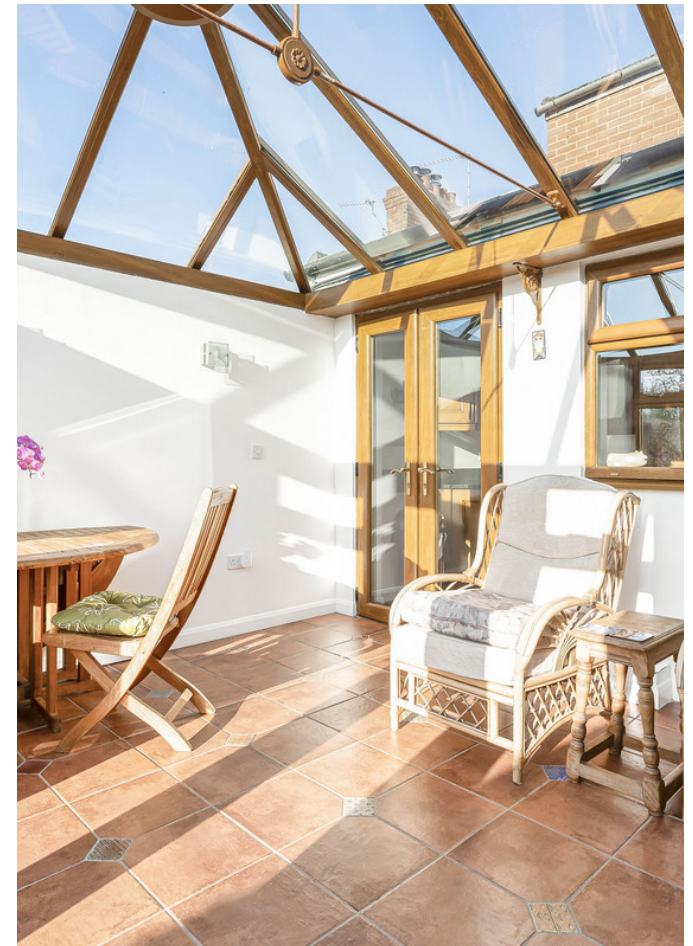
Broadband - standard broadband is available. Mobile phone availability - according to Ofcom - all service providers have limited availability from both voice and data indoors with the exception of Vodafone where there is no availability for data. Outdoors all service providers are likely to have availability.

Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.

Local Authority - Aylesbury Vale - C. EPC - D







## Key Features

- Charming Victorian Cottage
- Two double bedrooms
- Large living room with wood burner
- Conservatory opening onto back garden
- Excellent kitchen, utility and cloakroom
- Off road parking
- Generous private south facing garden
- Lovely rural views
- Catchment for Waddesdon Secondary School
- See our website for up-to-date material information.

## The Location

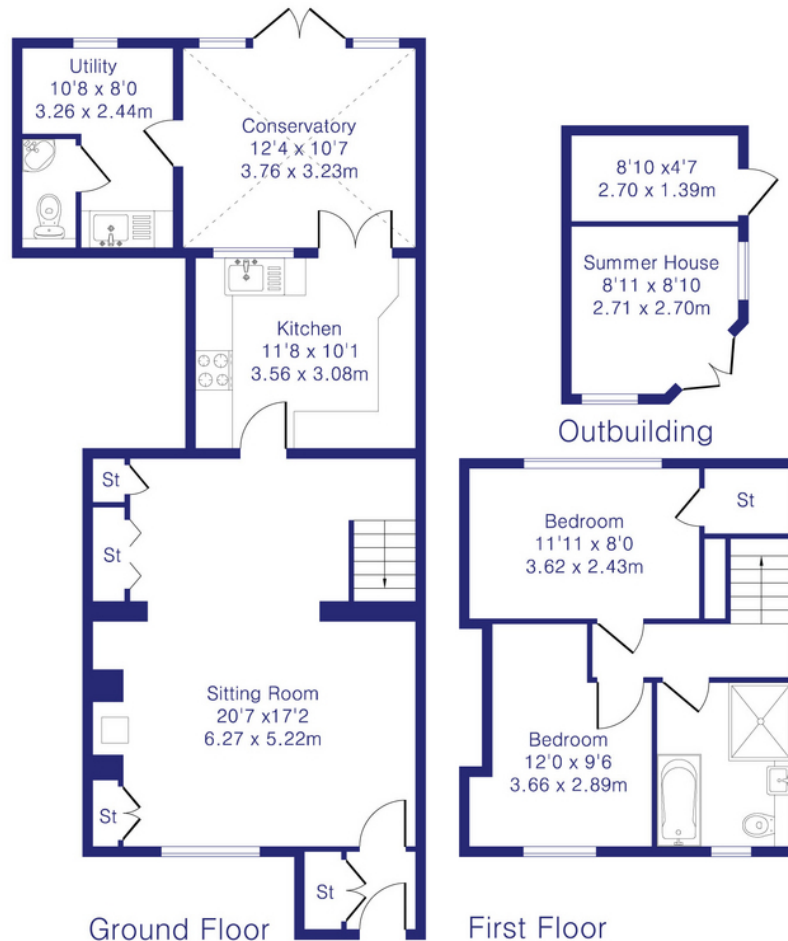
Set in a rural position with agricultural lands to both front and rear. Edgecott is a small village on the Oxon/Bucks borders. Local facilities are available in Grendon Underwood (approximately one and a half miles), where there is a well regarded primary school, public house and local shop. For secondary school education the property is in catchment for Aylesbury Grammar Schools and the highly sought after Waddesdon School. Bicester (approximately six miles), provides for all day to day needs as well as offering railway services directly to Oxford, Birmingham and London Paddington. The A41 is easily accessible.

**Approximate Gross Internal Area 1168 sq ft - 109 sq m**

Ground Floor Area 721 sq ft – 67 sq m

First Floor Area 333 sq ft – 31 sq m

Outbuilding Area 114 sq ft – 11 sq m



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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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