



11 Nash Road, Great Horwood, MK17 0RA



Hilltop Cottage 11 Nash Road  
Great Horwood  
Buckinghamshire  
MK17 0RA

## Offers In Excess Of £450,000

**A delightful three bedroom semi detached cottage with off road parking and a mature garden, situated in the highly regarded village of Great Horwood.**

This property has accommodation over two levels, which includes a spacious entrance hall, sitting room, dining room, and a well planned kitchen. The three bedrooms are located on the first floor together with a four piece family shower room. The garden is located to the front of the property, and is laid to artificial lawn and has a range of mature planting. There is off road parking for three vehicles.

- THREE BEDROOM SEMI DETACHED COTTAGE
- PERIOD FEATURES
- DOWNSTAIRS CLOAKROOM
- SITTING ROOM & DINING ROOM WITH CENTRAL LOG BURNING STOVE
- KITCHEN
- FIRST FLOOR BATHROOM
- OFF ROAD PARKING FOR THREE VEHICLES
- VILLAGE LOCATION







## Ground Floor

A spacious entrance hall welcomes you into this bright and airy property. The cloakroom is hidden behind a brace and latch wood door with two piece white suite with an obscure window to the side aspect. From the entrance hall you move down into the kitchen which has fitted units to both and eye level complimented by a solid beech worktop. There is a fitted electric range cooker with extractor over, and space for freestanding fridge/freezer and dishwasher. French style double doors open onto the private patio area and garden, window to the rear aspect and a Velux window to the roof space. The dining room is well proportioned and has character with exposed beams and a wood burning stove in a brick surround providing an aspect from both the dining room and the adjacent sitting room. The sitting room is a charming room with a window to the rear aspect and a stable door opening onto the garden.

## First Floor

The first floor landing rises from the ground floor dining room, and has three small windows to the rear aspect. Airing cupboard. Access to the three bedrooms and the family shower room. The master bedroom has a beautiful vaulted ceiling with old exposed beams and a large window allowing the light to flood throughout. Bedrooms two and three both have views over the garden. The third bedroom is currently set up as a home office. Completing the accommodation is the family shower room, with walk in shower, low level w.c, and 'His & Her' wash hand basins set in to vanity units. Obscure window to the front aspect.

## Garden

The garden is laid to artificial lawn and has a range of mature planting, a log store, pergola, patio, and a shed with power and light connected. The oil tank is well screened and is located on the boundary of the property. There is a gated side access which leads to the off road parking for three vehicles.

## Cost/ Charges/ Property Information

Tenure: Freehold.

The local authority is Buckinghamshire Council (Aylesbury Vale Area).

The council tax band is Band D.

The central heating is oil fired to radiator.

## Location - Great Horwood

Great Horwood has a primary school two pubs and playing fields. There is a secondary school and a range

of shops in Winslow, (2.5 miles), Buckingham (6.5 miles), Stony Stratford (7 miles) and Central Milton Keynes (9 miles) - all approx. Great Horwood is in the catchment area for the highly sought after Royal Latin Grammar School in Buckingham. Private Schools in the region to include Akeley Wood, Swanbourne, Thorton College (Girls), and Stowe.

## Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

## Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.



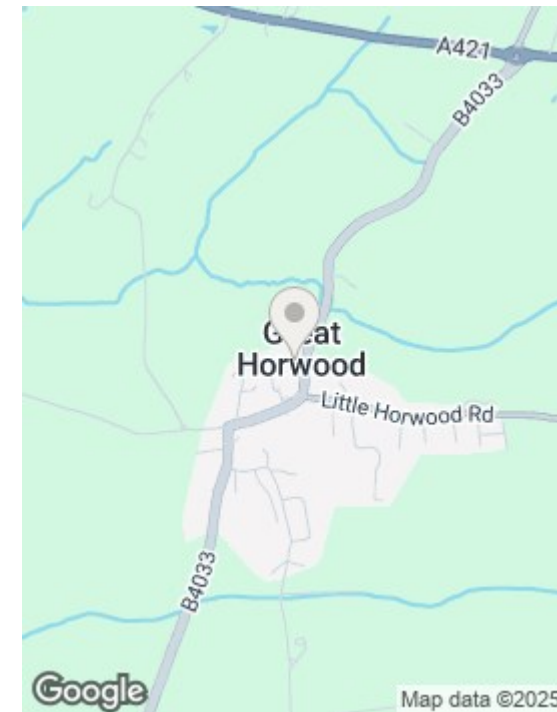








Approximate Gross Internal Area  
 Ground Floor = 64.9 sq m / 698 sq ft  
 First Floor = 40.8 sq m / 439 sq ft  
 Total = 105.7 sq m / 1,137 sq ft



### Viewing Arrangements

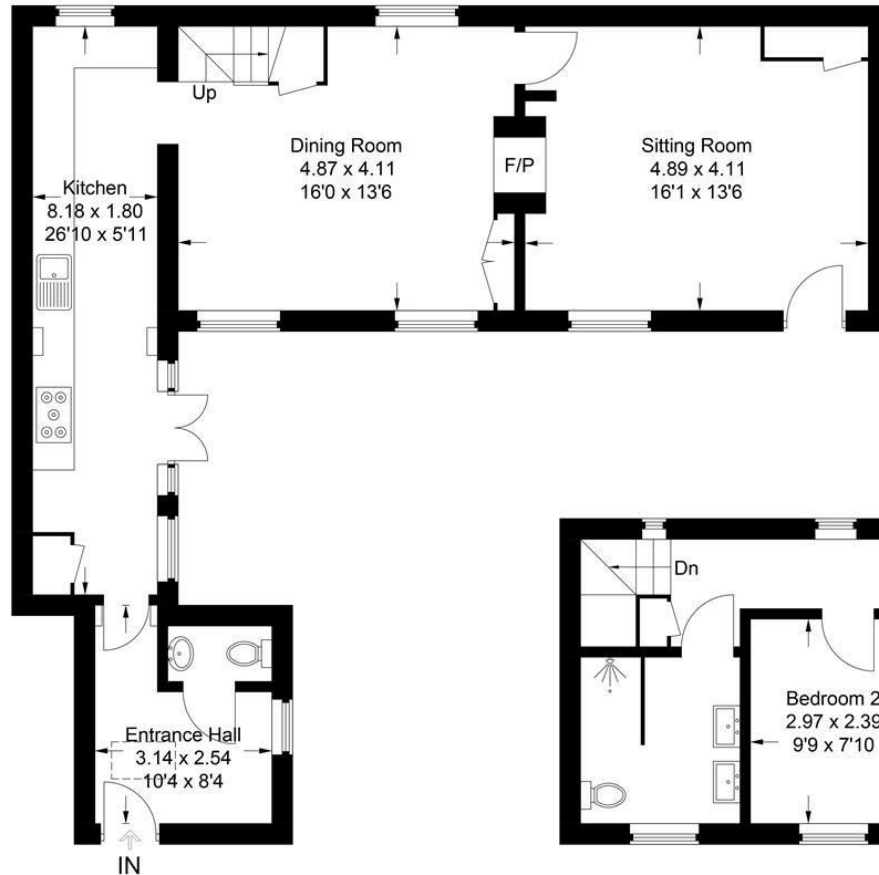
By appointment only via Fine & Country.  
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**Ground Floor**



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

