











£450,000

Dating back to the early 18th century this charming two/three bedroom detached cottage has been beautifully maintained to now combine all modern amenities with the charm and character of a bygone era. The property stands on a lovely enclosed garden and is ideally located within this sought-after village, offering easy access to the local amenities but also the nearby market town of Buckingham. Benefits include two separate reception rooms, kitchen and utility room, garage and driveway parking.

Property Description

ENTRANCE

Part glazed door to:

SITTING ROOM

Double glazed window to front. Brick built fireplace with new wood burning stove and stone hearth, stone flooring, door to inner hall and door to kitchen.

DINING ROOM

Double glazed bay window to front. Tiled floor, feature fireplace with wood burning stove, electric radiator.

KITCHEN

Window to rear. Floor and wall mounted units with granite work surface over, single drainer sink with mixer tap, cooker point with extractor fan over, Range cooker, quarry tiled floor.

UTILITY ROOM

Windows to side and rear and door to garden. Plumbing for automatic washing machine.

INNER HALL

Stairs to first floor with storage cupboard below, quarry tiled flooring, door to bathroom.

BATHROOM

Double glazed bay window to front. Comprising panelled bath with shower unit over, wash hand basin with shelving below, low level w.c., part tiled walls, heated towel rail, underfloor heating.

LANDING

Doors to bedrooms two/dressing room and three.

BEDROOM TWO/DRESSING ROOM

Double glazed window to front. Wood flooring, door to bedroom one.

BEDROOM ONE

Double glazed window to front aspect. Airing cupboard housing hot water cylinder, wood flooring.

BEDROOM THREE

Double glazed window to front. Vaulted ceiling, part shelving providing storage.

OUTSIDE

GARAGE

Single garage with personal door to garden.

FRONT GARDEN

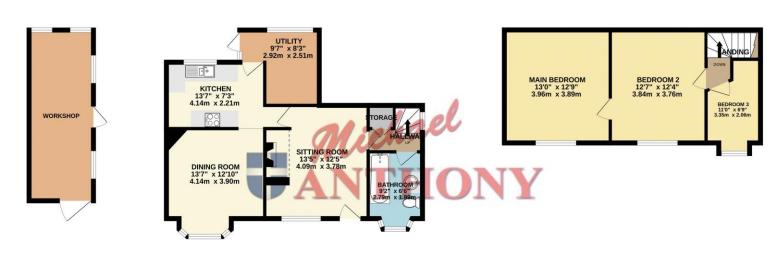
Flower and shrub beds with parking to front and driveway providing parking for two cars leading to the garage.

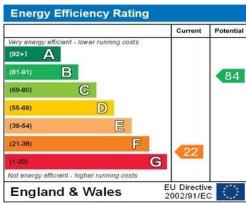
REAR GARDEN

A lovely garden which is mainly laid to lawn with large shingled patio areas, all enclosed by fencing, outside cold water tap and butler sink, summer house, gated side and rear access, personal door to garage/workshop.

GROUND FLOOR 708 sq.ft. (65.8 sq.m.) approx.

1ST FLOOR 418 sq.ft. (38.8 sq.m.) approx.





WWW.EPC4U.COM

TOTAL FLOOR AREA: 1125 sq.ft. (104.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix e2024

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to obtain verification from their solicitor. You are advised to obtain verification from their solicitor. You are advised to obtain verification from their solicitor. You are advised to obtain verification from their solicitor. You are advised to obtain verification from their solicitor or Surveyor. References to the Tenure of a Property are based to obtain verification from their solicitor or Surveyor. References to the Tenure of a Property are based to obtain verification from their solicitor or Surveyor. References to the Tenure of a Property are based to obtain verification from their solicitor or Surveyor. References to the Tenure of a Property are based to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based to obtain verification from their solicitor or Surveyor. References to the Tenure of a Property are based to obtain verification from their solicitor or Surveyor. References to the Tenure of a Property and the Solicitor or Surveyor. References to the Tenure of the Tenure of the Tenure of the Solicitor or Surveyor. References to the Tenure of the Tenure of the Tenure of the Tenure of the Solicitor or Surveyor. References to the Tenure of the Tenure