





**£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.



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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	22	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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