



Lacemakers Cottage, 1 Long Row, Wicken Road,
Leckhampstead, Buckinghamshire, MK18 5NZ

HOWKINS &
HARRISON

Lacemakers Cottage,
1 Long Row, Wicken Road,
Leckhampstead,
Buckinghamshire MK18 5NZ

Guide Price: £400,000

Situated on the outskirts of the sought-after village of Leckhampstead, and enjoying outstanding views across open countryside, this delightful cottage is well presented throughout. The accommodation comprises a large sitting/dining room, well-appointed kitchen, four generous bedrooms and two bathrooms. Outside, the property further benefits from a mature, Southerly facing garden, and ample off-road parking.

Features

- End-terrace cottage
- No onward chain
- Master bedroom with en-suite
- Three further bedrooms
- Family bathroom
- Spacious sitting/dining room
- Kitchen
- Mature Southerly facing garden
- Off-road parking
- Energy rating E



Location

The highly regarded Buckinghamshire village of Leckhampstead, located close to the boundary of Northamptonshire, sits approximately 4.5 miles northeast of Buckingham and 11 miles from Milton Keynes. The area is well served with primary and secondary schools in addition to the Royal Latin Grammar School and several independent schools.

Leckhampstead benefits from excellent transport links both north and south, with the M40 (Junction 9) and the M1 (Junction 15A) both easily accessible. Regional train stations offer journey times to London from Milton Keynes (11 miles) and Bicester (16 miles) from approximately 35 minutes. London, Milton Keynes, Northampton and Oxford, are all very commutable.

Local shopping, sporting, and leisure options are wide and varied, with the rural situation being ideal for walking, cycling and equestrian sports. There are delightful walks in Leckhampstead Woods. Golfing options nearby are wide and varied, with courses at Buckingham, Stowe, Silverstone and Whittlebury Hall. Less than 10 miles away you will find the world-famous Silverstone Grand Prix Race Circuit.



Ground Floor

The entrance porch leads into the spacious sitting/dining room, with a feature fireplace and wood-burning stove. The rear hallway leads to the well-appointed kitchen, with a range of fitted units and integrated appliances.

First Floor

The first floor features the master bedroom, which benefits from an en-suite shower room, the second bedroom, and a family bathroom.

Second Floor

Two further generous bedrooms, and a large storage cupboard.





Outside

The cottage is situated off Wicken Road, approached by steps leading to the front door and entrance porch. The mature garden enjoys countryside views and a Southerly facing aspect, mostly laid to lawn with a patio seating area, well stocked borders and a garden shed. At the bottom of the garden, a gate leads to the parking area.

To the rear of the cottage, a shared footpath provides access into the back of the property.

Agents Note

Additional information about the property, including details of utility providers, is available on request. Please contact the agent for further details.





Viewing Arrangements

Strictly by prior appointment via the selling agents,
Howkins & Harrison. Contact Tel:01327-353575.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warrantied in any way.

Services

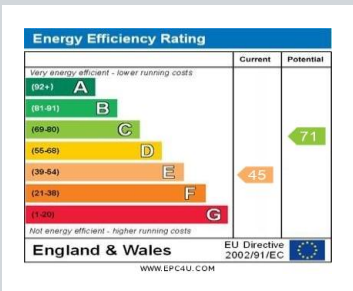
The following services are connected to this property:
Mains electricity and water. Oil fired boiler and heating.
Drainage to septic tank.

None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy, and availability of mains services.

Tenure: Freehold

Local Authority: Aylesbury Vale

Council Tax Band - E



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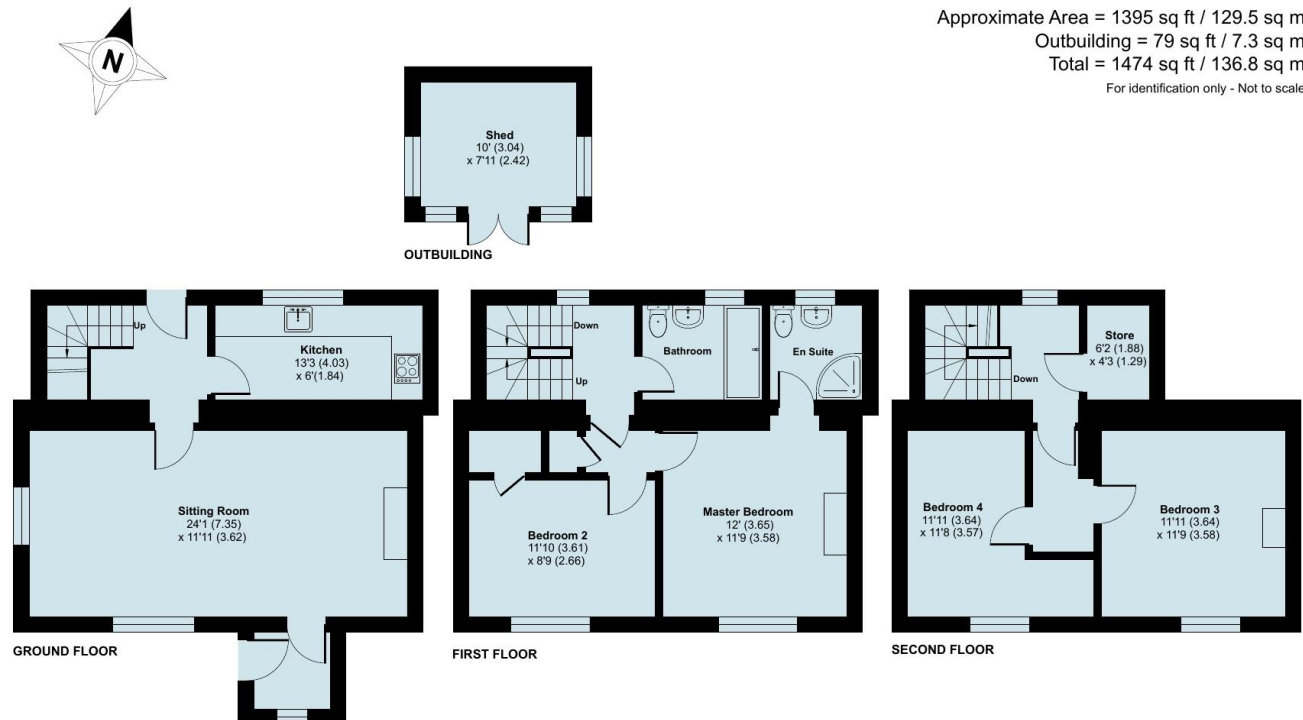
Wicken Road, Leckhampstead, Buckingham, MK18

Approximate Area = 1395 sq ft / 129.5 sq m

Outbuilding = 79 sq ft / 7.3 sq m

Total = 1474 sq ft / 136.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Howkins & Harrison. REF: 1382779

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.