

3 Bedroom
End Terrace
Character Cottage
Village Location

EASTERN COTTAGE, 65
BISHOPSTONE, AYLESBURY, HP17 8SH



£415,000

TO ARRANGE A VIEWING CONTACT
WESOLDIT.CO.UK ON HELLO@WESOLDIT.CO.UK



LOCATION

Hidden away at the end of a no-through road in a conservation area, this delightful end of terrace cottage is located in the sought after and pleasant hamlet of Bishopstone. The hamlet lies between Aylesbury, Haddenham and Stoke Mandeville, each of which benefit from London bound mainline railway stations. Haddenham is a thriving village situated between Thame and Aylesbury. The village offers a range of local facilities whilst larger amenities are available

THIS HOME FEATURES

SOUGHT AFTER HAMLET
NO UPPER CHAIN
WOOD BURNING STOVE &
OPEN FIRE PLACE
THREE BEDROOMS
TWO RECEPTIONS
PRIVATE ENCLOSED GARDEN
GARAGE & OFF ROAD
PARKING FOR TWO VEHICLES

just over 4 miles away in Aylesbury, or just over 5 miles away in Princes Risborough where London Marylebone is reached in as little as 36 minutes on the Chiltern Main Line. Bishopstone occupies vast green and open countryside providing access to ample walks, trails, footpaths and bridleways. Not to mention the popular The Harrow Gastropub situated a 4-minute walk away.

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LIVING AREA

3 BEDROOMS

Three double bedrooms, built in storage to bedrooms 1 and 2.

BATHROOM

Family bathroom comprises panel bath, wash hand basin, and WC.

RECEPTIONS

Inset wood burning stove in exposed brick fireplace, French doors open to garden, exposed ceiling beams. The dining area comprises exposed brick fireplace, exposed ceiling beams and quarry tiled floor.

KITCHEN

Kitchen with bespoke hand painted units and granite worktops, integrated dishwasher, inset Belfast sink with mixer tap attachment, integrated oven with hob and extractor over.



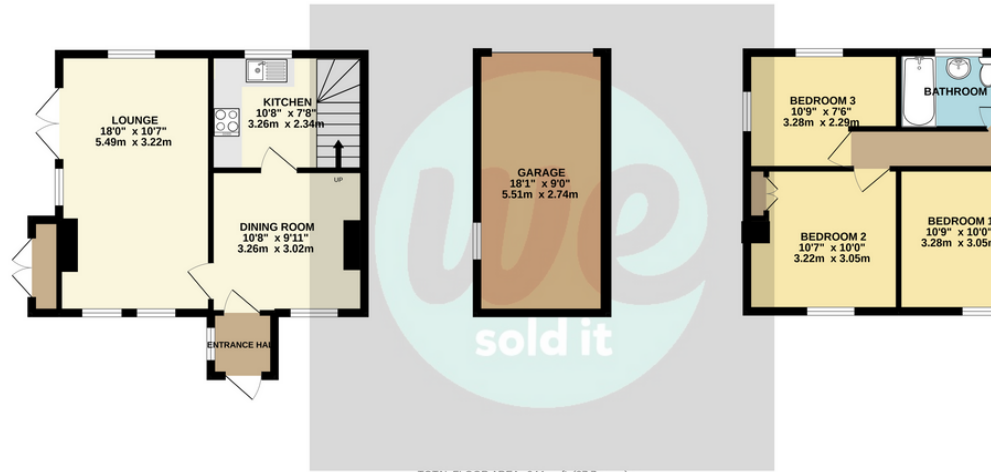
Believed to have originally been two farm workers cottages, Eastern Cottage was converted a number of years ago and has since been improved and upgraded to provide a village home of the utmost of charm. Brimming with character, the cottage features exposed wall and ceiling timbers, a delightful, exposed brick-built fireplace with inset wood burning stove taking pride of place in the sitting room. Ledge and brace doors and a solid oak floor in the sitting room and bathroom. The ground floor accommodation comprises entrance porch, dining area with quarry tiled floor and open fireplace, triple aspect sitting room. Kitchen with bespoke hand painted units and granite worktops and limestone flooring, whilst on the first floor there are three bedrooms and a family bathroom. The house has just been fitted with a brand new boiler system. Outside, the garden offers a secluded and private space comprising a patio area, lawn area, with a range of flower beds. The garden is well enclosed by fencing. The property benefits from a garage with light and power, which provide excellent storage space or parking. An additional two off street parking bays are provided along side.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
568 sq.ft. (52.8 sq.m.) approx.

1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA: 944 sq.ft. (87.7 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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OUTSIDE

Laid to lawn and patio, border flower beds, enclosed by timber panel fencing.

PARKING

Garage with power and lighting, additional off road parking for two vehicles.

VIEWINGS

Strictly by appointment with
WeSoldIt.co.uk

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THE CONSUMER PROTECTION REGULATIONS 2008 We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require, or professional verification should be sought. We would recommend you do this, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.

