



Connells

Charity Cottage Main Street
Gawcott Buckingham



Property Description

From the new slate roof to the exposed beams, every inch of this cottage exudes charm. The focal point is the inviting lounge, creating a cosy haven for enjoying in addition there are patio doors leading to the rear patio and garden. The modern refitted kitchen and living space seamlessly blend tradition with contemporary living.

There is also a separate dining room and ground floor shower room. Picture-perfect, the lovely cottage garden to the rear offers a fantastic patio area, lawn, flower and shrub borders with a burst of colour and fragrance when in full bloom and a summerhouse.

A serene oasis that complements the picturesque surroundings for your own personal retreat. Please note that beyond the rear garden the vendor currently rents three large allotments which we understand any new purchaser would be able to do if the so wish.

Mortgage Services

Connells Buckingham have a Mortgage Consultant who can offer advice and recommend products based on your circumstances. For more information on our fantastic services, please contact us.



Lounge

13' plus door recess x 10' 7" max (3.96m plus door recess x 3.23m max)
UPVC double glazed door to the front. UPVC double glazed window to the front. Radiator. Dimplex Optimist Electric fire. Exposed beams. Door to the stairs. UPVC double glazed patio door leading to the garden. Carpeted. Understairs storage cupboard.

Dining Room

6' 5" x 5' 8" (1.96m x 1.73m)
UPVC double glazed window to the side. Vinyl flooring. Radiator.

Kitchen

9' 1" max x 8' 6" plus door recess (2.77m max x 2.59m plus door recess)
UPVC double glazed window to the rear. Refitted kitchen with wall and floor units. Integrated fridge/freezer, Washing Machine, Dishwasher and Tumble dryer. Electric oven. Induction hob with overhead extractor. Integrated microwave. Velux roof window. UPVC double glazed door to the side footpath.

Landing

Stairs down to the lounge. Loft access (which has been boarded with a pull down ladder and Velux window).

Bedroom 1

14' 2" x 9' 8" (4.32m x 2.95m)
Dual aspect room with UPVC double glazed windows to the front and rear. Radiator. Wall mounted bedside lamps. Fitted corner wardrobes. Exposed beams. Carpet.

Bathroom

UPVC double glazed frosted window. Shower cubicle. WC. Basin. Heated towel rail. Tiled floor. Tiled walls. Light above the mirror with shaver socket.

Rear Garden

Gated side access. Steps up to the patio area. Wooden fence surround. Steps up to lawn area with flower and shrub borders. Water feature. Wooden summerhouse. Trelis panel opens up to rented allotment space.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

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Tenure: Freehold



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