



**Connells**

City Cottage Wood End  
Little Horwood





### Property Description

**\*\*CHARMING AND FULL OF CHARACTER\*\***, this delightful two bedroom thatched cottage is nestled in the picturesque village of Little Horwood. The property boasts two generous double bedrooms, each with its own private staircase, offering a unique layout and a sense of privacy. The spacious lounge/sitting room is perfect for relaxing, while the large dining room provides plenty of space for entertaining. A well-appointed kitchen completes the downstairs living space.

Outside, the cottage features a large rear garden, ideal for outdoor enjoyment, and a driveway for convenient off-street parking. The home is brimming with character, showcasing original beams and period features throughout.

Offered with no onward chain and a tenant currently in situ, this charming cottage is perfect for those seeking a quintessential village lifestyle with investment potential.

### Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

### 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**

14' 1" x 9' 4" ( 4.29m x 2.84m )

**Dining Room**

14' 3" x 13' 8" ( 4.34m x 4.17m )

**Kitchen**

7' 3" x 6' 9" ( 2.21m x 2.06m )

**Bedroom 1**

14' 5" x 12' 5" ( 4.39m x 3.78m )

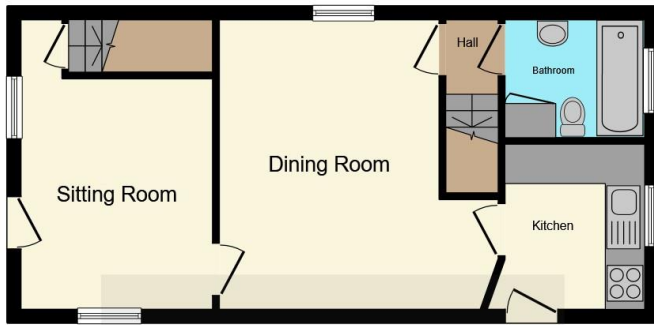
**Bedroom 2**

11' 7" x 14' 4" ( 3.53m x 4.37m )

**Bathroom**







**Ground Floor**



**First Floor**

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](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: E**

**view this property online [connells.co.uk/Property/BUK307084](http://connells.co.uk/Property/BUK307084)**



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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