



Connells

Cherry Tree Cottage
Radclive Buckingham

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for sale guide price
£300,000



Property Description

A Charming Cottage with Endless Potential in a Sought-After Village Setting

Nestled in one of the area's most highly regarded villages, this delightful cottage offers a rare opportunity to create your dream home. Set on a fantastic-sized plot, the property combines character and versatility, making it ideal for those seeking space, charm, and scope for improvement.

The ground floor boasts a welcoming lounge, a well-proportioned kitchen at the heart of the home, and a generous sitting room that opens onto the garden—perfect for entertaining or relaxing.

Upstairs, you'll find two comfortable bedrooms, a family bathroom, and a versatile loft room, offering endless possibilities for a home office, hobby space, or additional accommodation.

Outside, the expansive plot provides ample room for extension (subject to planning), landscaped gardens, or even a stunning outdoor retreat. With its enviable location, this cottage is within easy reach of local amenities, countryside walks, and excellent transport links, making it a superb choice for families, downsizers, or anyone looking to embrace village life.

This is more than a home—it's a chance to create something truly special. Early viewing is highly recommended to appreciate the potential on offer.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Mortgage Services

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

Entrance Porch

Lounge

14' 6" x 15' 2" (4.42m x 4.62m)

Sitting Room

16' 10" x 17' 4" (5.13m x 5.28m)

Kitchen

12' 1" x 9' 1" (3.68m x 2.77m)

Bedroom 1

12' 4" x 9' 3" (3.76m x 2.82m)

Bedroom 2

7' 6" x 15' 3" (2.29m x 4.65m)

Loft Room

16' 1" x 17' 4" (4.90m x 5.28m)

Bathroom

7' 2" x 8' (2.18m x 2.44m)





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

To view this property please contact Connells on

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EPC Rating: F Council Tax
 Band: D

view this property online connells.co.uk/Property/BUK305383



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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Property Ref: BUK305383 - 0005