



# The Bungalow

Bicester Road | Kingswood | Bucks | HP18 0RA



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Welcome to this charming detached bungalow located on Bicester Road in the village of Kingswood. This property boasts a delightful older design with an exceptionally spacious kitchen, lounge with log burner, 4 bedrooms, two En-Suites, main bathroom and conservatory/sun room. One of the standout features of this property is the workshop with a vehicle maintenance lift, perfect for those who enjoy DIY projects or car enthusiasts looking for a space to work on their vehicles. Additionally, the double garage provides convenient parking and storage options.

## Offers in excess of £699,950

- Large Detached Workshop
- Double Garage
- Four Bedroom Detached Bungalow
- Parking For Many Vehicles
- Two En-Suite Bedrooms
- Large Family Kitchen
- Lounge With Log Burner
- Private Rear Garden

### Location

Kingswood is a rural hamlet with a choice of two eateries Canelleto's an Italian restaurant and The Cook & Filet bistro. Countryside walks and located in the popular Waddesdon School catchment. The village has a general store with post office, garage and a Public House. Extensive shopping facilities are situated at Bicester Village Retail Outlet and at the refurbished Friars Square Centre in Aylesbury. The A41 provides easy access into Aylesbury, Bicester and the M40 network. Rail connections are fast and convenient on the Chiltern Turbo reaching London Marylebone in under an hour from Aylesbury. Primary – TBC & Secondary – Waddesdon CoE & Aylesbury Grammar Schools

### Local Authority

Buckinghamshire Council

### Council Tax

Band E

### Services

Mains water, mains drainage, mains electric and Air source heat pump heating system.

### Entrance

Porch with double glazed door, opening into the lounge.

### Lounge

Good size room with feature fireplace with an inset log burner, windows to front and rear, radiators and double doors opening into the kitchen/diner.



A detached property with a large car workshop with hydraulic vehicle lift, double garage, parking for many vehicles and backing onto open fields.



**Kitchen/Diner**  
A generous and spacious family sized kitchen with extensive range of base and wall mounted units with roll top work surfaces inset sink with mixer tap tiling to splash sensitive areas, space for washing machine, cooker, fridge radiator, window to side and rear door to the sunroom and doorway to an inner hallway.

**Sunroom/Conservatory**  
Overlooking the front garden a spacious area to enjoy overlooking the garden in all weathers.

**Inner Hallway**  
With doors to all bedrooms and the bathroom.

**Master Bedroom**  
Bay window to the front, radiator space for bedroom furniture and door to En-Suite.

**En-Suite**  
Corner shower cubicle, WC, wash basin, tiling to splash sensitive areas, radiator and window into the sun room.

**Bedroom Two**  
Double size room with space for wardrobes, door to airing cupboard, window to side and door to the En-Suite.

**En-Suite**  
Shower cubicle, WC, wash basin, tiling to splash sensitive areas and window to the side.

**Bedroom Three**  
Bay window to the front and ample space for bedroom furniture.

**Bedroom Four**  
Window to the side, radiator and space for bedroom furniture.

**Bathroom**  
A large room comprising of a four piece suite including a panelled bath with shower and shower screen, vanity sink with cupboard under, WC, bidet, radiator, window to the side and tiling to splash sensitive areas.

**Front Garden**  
Accessed via gates and opening to a large driveway offering parking for many vehicles and leading to the property and a double garage and large workshop.

**Rear Garden**  
An enclosed area mainly laid to lawn with extensive trees and bushes and offering a good degree of privacy.

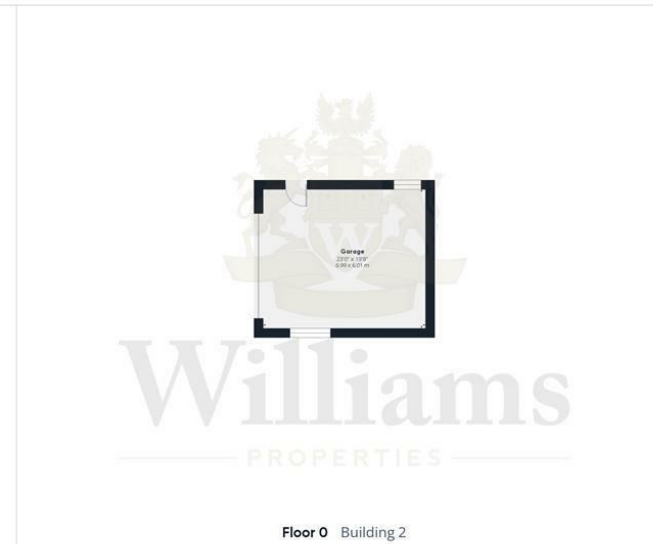
**Workshop**  
A large detached workshop with courtesy door to the side, roller shutter door opening to a large area with a hydraulic vehicle lift for vehicle maintenance.

**Double Garage**  
A detached building with twin roller shutter doors opening to a large area for at least two vehicles.

**Buyer Notes**  
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (48-54) E                                   |  |                         |           |
| (35-47) F                                   |  |                         |           |
| (1-34) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A                                                     |  |                         |           |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (48-54) E                                                       |  |                         |           |
| (35-47) F                                                       |  |                         |           |
| (1-34) G                                                        |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |



|                                                                                                                                                                 |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|                                                                                                                                                                 |  |
| <p><b>Approximate total area<sup>(1)</sup></b></p> <p>2675.05 ft<sup>2</sup></p> <p>248.52 m<sup>2</sup></p>                                                    |  |
| <p>(1) Excluding balconies and terraces</p>                                                                                                                     |  |
| <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> |  |
| <p>GIRAFFE 360</p>                                                                                                                                              |  |



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For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.