



Cotswolds Way

Calvert | Buckingham | Buckinghamshire | MK18 2FH





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Williams Properties are pleased to bring to the market this amazing five bedroom detached house located in Calvert, Buckingham. The property offers generous accommodation and benefits from living room, dining room, kitchen, utility room, downstairs wc, five bedrooms, two en suite bathrooms and a family bathroom. Outside offers a landscaped rear garden, double garage & driveway parking for multiple vehicles. Viewing comes highly recommended on this beautiful home.

Offers in excess of £600,000

## Calvert

Calvert is a modern development located between the A41 Bicester Road and the A413 Buckingham Road making this an ideal location to pick up road connections to Oxford, M40 or Milton Keynes and the M1. Calvert is a fairly large development of predominantly executive detached homes and has a centre which includes a recreational park and community centre. Also close by is Great Moor Sailing Club and many country walks. The nearby market town of Buckingham offers schooling and a full range of sports, restaurants and shopping facilities.

## Council Tax

Band F

## Local Authority

Buckinghamshire Council

## Services

All main services available

## Entrance Hall

Enter through the front door into the entrance hall with stairs rising to the first floor, doors to the wc, utility, living room, dining room and kitchen.

## WC

WC comprises a pedestal hand wash basin, low level wc and wall mounted radiator.







- Detached Family Home
- Village Location
- Fantastic Rear Garden
- Utility & Downstairs WC
- Five Bedrooms
- Double Garage & Driveway
- Road Links To A41/M40/M1
- Great Condition Throughout

#### Utility

Utility consists of windows to the front aspect, laminate laid to floor, light fitting to ceiling, wall mounted radiator and space for a range of furniture.

#### Kitchen

Kitchen consists of a range of base mounted units with square edge worktops, inset ceramic sink unit with drainer, mixer tap and window over, inset electric hob and oven, integrated fridge/freezer and washing machine, tiled flooring, light pendants to ceiling and a door leading out to the side of the property. Space for a dining table set.

#### Dining Room

Dining room consists of a window to the rear aspect, wall mounted electric fireplace, laminate laid to floor, light pendant to ceiling, wall mounted radiator and space for a dining table set.

#### Living Room

Living room consists of windows to the front aspect, French doors leading out to the rear garden, feature fireplace with surround, laminate laid to floor, wall mounted radiator, light pendants to ceiling and space for a sofa suite and a range of other furniture.

#### First Floor

Doors to all five bedrooms, family bathroom and airing cupboard. Access to the loft space.



The main village of Calvert offers residents a recreational park and community centre, with a sailing club nearby. A more extensive range of amenities and facilities is located in Bicester which is approximately 7 miles away.



**Bedroom & En Suite**

Bedroom consists of a window to the rear aspect, built in wardrobes, laminate laid to floor, wall mounted radiator, light fitting to ceiling and space for a king size bed. En suite comprises a low level wc, pedestal hand wash basin, enclosed shower cubicle, half height tiling to walls, window and radiator.

**Bedroom & En Suite**

Bedroom consists of windows to the front aspect, built in wardrobes, laminate laid to floor, wall mounted radiator, light fitting to ceiling and space for a double bed. En suite comprises a low level wc, pedestal hand wash basin, enclosed shower cubicle, half height tiling to walls, window and radiator.

**Bedroom**

Bedroom consists of a window to the rear aspect, laminate laid to floor, wall mounted radiator, light fitting to ceiling and space for a double bed.

**Bedroom**

Bedroom consists of windows to the front aspect, built in wardrobe, laminate laid to floor, wall mounted radiator and light fitting to ceiling. Space for a double bed.

**Bedroom**

Bedroom consists of a window to the rear aspect, laminate laid to floor, wall mounted radiator, light fitting to ceiling and space for a range of furniture.

**Bathroom**

Bathroom is fully tiled and comprises a low level wc, pedestal hand wash basin, panelled bathtub with shower attachment, enclosed shower cubicle, heated towel rail and a frosted window to the front aspect.

**Rear Garden**

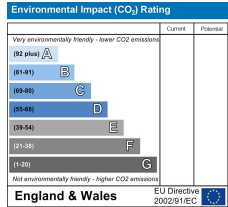
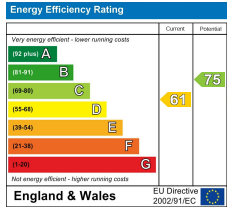
Landscaped rear garden with a paved patio area, laid lawn to the remainder with established plants, shrubs and views over the field, access to the double garage and side gate to the driveway.

**Double Garage & Driveway**

Double garage with up and over doors, light and power supply. Driveway parking for multiple 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.











Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>

2042.49 ft<sup>2</sup>

189.75 m<sup>2</sup>

Reduced headroom

6.67 ft<sup>2</sup>

0.62 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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.