



53 Cotswolds Way

Calvert | Buckingham | Buckinghamshire | MK18 2FJ





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Williams Properties are pleased to bring to the market this amazing five bedroom detached house set over three floors located in Calvert, Buckingham. The property offers generous accommodation for a large or growing family and benefits from living room, dining room, kitchen, utility room, downstairs cloakroom, five bedrooms, en suite, Jack & Jill shower room and family bathroom. Outside offers a landscaped rear garden featuring a hot tub, double garage & gated private parking for multiple vehicles. Viewing comes highly recommended on this beautiful home.

## Offers in excess of £585,000

- Five Bedrooms
- Gated Private Parking
- Jack & Jill Shower Room
- Utility & Downstairs WC
- Road Links To A41/M40/M1
- Detached Family Home
- Landscaped Rear Garden
- Village Location
- Double Garage
- Great Condition Throughout

### 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 consisting of doors to the living room, dining room, kitchen and stairs rising to the first floor. Under stairs storage cupboard.

### Living Room

Living room consists of a window to the front aspect, double French doors leading out to the rear garden, feature fireplace, wooden flooring and light pendants to ceiling. Ample space for a sofa suite and a range of other furniture.

### Dining Room

Dining room consists of wooden flooring, light pendant to ceiling, window to the front aspect, wall mounted radiator and space for a large dining table set. Open plan to the kitchen.





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.



### Kitchen

Kitchen consists of a range of wall and base mounted units with square edge granite work surfaces, inset sink bowl unit with mixer tap and window over, integrated dishwasher, space for a range cooker and American style fridge/freezer. Tiled flooring, recess spotlights and tiling to splash sensitive areas. Door to the utility room.

### Utility Room

Utility room consists of base mounted units with a square edge granite worktop, space for a washing machine, tiled flooring and doors to the downstairs wc and rear garden.

### Downstairs WC

Downstairs wc comprises a low level wc and pedestal hand wash basin.

### First Floor

Doors to three bedrooms, family bathroom and stairs rising to the second floor.

### Bedroom & En Suite

Bedroom consists of built in wardrobes, windows to the front and rear aspect, wall mounted radiator, light pendant to ceiling and carpet laid to floor. Door to the en suite. Space for a king size bed and other bedroom furniture. En suite comprises a low level wc, pedestal hand wash basin and enclosed shower cubicle, half height tiling, recess spotlights and window to the rear aspect.

### Bedroom

Bedroom consists of a window to the front aspect, light pendant to ceiling, carpet laid to floor and wall mounted radiator. Space for a double bed and other bedroom furniture.

### Bedroom

Bedroom consists of a window to the rear aspect, light pendant to ceiling, carpet laid to floor and wall mounted radiator. Space for a double bed and other bedroom furniture.

### Family Bathroom

Family bathroom is fully tiled and comprises a low level wc, pedestal hand wash basin, panelled bathtub with shower attachment and a separate enclosed shower cubicle. Tiled flooring, recess spotlights and a frosted window to the rear aspect.

### Second Floor

Doors to two bedrooms, access to the loft space.

### Bedroom / Cinema Room

Currently being used as a cinema room and consists of wall to wall built in wardrobes, wooden flooring, recess spotlights, wall mounted radiator, window to the front aspect and door to the Jack & Jill shower room.

### Bedroom / Study

Currently being used as a study and consists of wall to wall built in wardrobes, window to the front aspect, wooden flooring, recess spotlights, wall mounted radiator and door to the Jack & Jill shower room.

### Jack & Jill Shower Room

Jack & Jill shower room consists of a low level wc, pedestal hand wash basin and enclosed shower cubicle. Half height tiling, skylight window to the rear aspect, wall mounted radiator, tiled flooring and recess spotlights.

### Rear Garden

Landscaped rear garden with a paved patio area and border, laid lawn to the remainder with established plants and shrubs, a raised decking area with hot tub, outside light and tap, access to the double garage and side gate to the private parking area.

### Garage & Private Parking

Double gates open to a gravelled private parking area with space for multiple vehicles and a double garage with electric up and over doors, light and power. Additional parking available directly in front of the property.

### Buyer Notes

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

