



20 Lower Green

| Westcott | Buckinghamshire | HP18 0NS





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Williams Properties are pleased to welcome to the market this four/five bedroom detached house, set in a desirable village and within Waddesdon School Catchment. The property benefits from a kitchen/diner, downstairs wc, study/bedroom, spacious living room, four bedrooms, en suite & family bathroom. Outside there is an enclosed rear garden and driveway parking for multiple vehicles to the front.

## Offers in excess of £500,000

- Desirable Village Location
- Enclosed Rear Garden
- Waddesdon Primary And Secondary School Catchment
- Three Bathrooms
- Four/Five Bedroom House
- Driveway Parking
- Downstairs Study
- Backing Onto Fields

### Westcott

Westcott Village is a rural Bucks village of which falls into the catchment of the Waddesdon primary and secondary schools. Westcott is well positioned with easy access towards Thame, Bicester, Aylesbury and Oxford. Rail links to London and Birmingham can be accessed from either Haddenham, Aylesbury or Bicester.

- Aylesbury approx: 9 Miles
- Bicester approx: 10 Miles
- Thame approx: 10 Miles
- Oxford approx: 24 Miles
- Milton Keynes approx: 22 Miles

### Council Tax

Band E

### Local Authority

Buckinghamshire Council

### Services

All main services available

### Kitchen

Enter through the front door into the kitchen/diner with a range of wall and base mounted units with wooden worktops, inset ceramic sink unit with window over, space for a range style cooker, fridge/freezer, washing machine and dishwasher. Space for a dining table set. Tiled flooring, radiator, doors to the side of the property and inner hallway.





The rural Bucks village of Westcott lies midway between Aylesbury and Bicester, and provides residents with a church, playground, café, cricket club with a bar open to the public and extensive walking opportunities.

A short walk through the fields to the local pubs and restaurants, and National Trust property in Waddesdon, whilst a more extensive range of shopping and leisure facilities can be found in Aylesbury and Bicester, both easily accessible via the A41.



**Hallway**

Doors to the wc, study, living room and large under stairs storage cupboard. Stairs rise to the first floor.

**WC**

Comprising of a hand wash basin, heated rowel rail, low level wc and window.

**Study / Bedroom**

Currently being used as a study and consists of a window to the front aspect, radiator, wood effect flooring, light fitting to ceiling and space for a range of furniture.

**Living Room**

L shaped living room with dual aspect windows, wood effect flooring, radiators, light fittings to ceiling, doors leading out to the rear garden. Space for a sofa suite and a range of other furniture.

**First Floor**

Doors to all bedrooms and bathroom. Airing cupboard and loft access.

**Bedroom & En Suite**

Bedroom consists of a window to the front aspect, wood effect flooring, light fitting to ceiling, radiator and space for a king size bed and other furniture. En suite comprises a low level wc, hand wash basin, enclosed shower cubicle and heated towel rail.

**Bedroom**

Bedroom consists of a window to the front aspect, wood effect flooring, light fitting to ceiling, radiator and space for a double bed and other furniture.

**Bedroom**

Bedroom consists of a window to the rear aspect, wood effect flooring, light fitting to ceiling, radiator and space for a double bed and other furniture.

**Bedroom**

Bedroom consists of a window to the rear aspect, built in wardrobe, wood effect flooring, light fitting to ceiling, radiator and space for a double bed.

**Bathroom**

Bathroom comprises a panelled bathtub with shower attachment, low level wc, hand wash basin unit, enclosed shower cubicle, heated towel rail and window.

**Rear Garden**

Enclosed rear garden with a paved patio and pathway leading to the garden shed/workshop of which has light and power connected from the main house, grass laid to the remainder with plants and shrubs.

**Parking**

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.

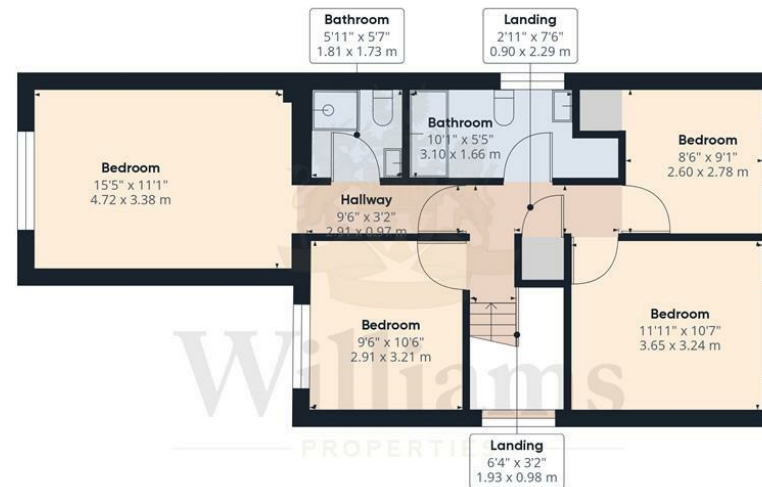
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(48-54) E			
(35-47) F			
(1-34) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(02 plus) A			
(01-01) B			
(00-00) C			
(00-00) D			
(00-00) E			
(01-00) F			
(11-00) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	





Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
1443.3 ft<sup>2</sup>  
134.09 m<sup>2</sup>

**Reduced headroom**  
22.84 ft<sup>2</sup>  
2.12 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.

GIRAFFE 360



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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.