



Honeysuckle Cottage 47

Westcott | Aylesbury | Buckinghamshire | HP18 0PQ



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PROPERTIES



# Honeysuckle Cottage 47

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Williams Properties would like to welcome to the market this beautiful four bedroom period cottage situated in the village of Westcott. The property boasts from fantastic front & rear gardens, ample parking and a workshop with carport found at the rear of the property. Within the home there are four double bedrooms one with a walk in wardrobe and ensuite and a separate family bathroom, four reception rooms, office, kitchen/diner, utility room & a downstairs cloakroom. Viewing comes highly recommended on this stunning family home.

£650,000

## Westcott

Westcott Village is a rural Bucks village of which falls into the catchment of the Waddesdon primary & secondary school. 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

## Local Authority & Council Tax Band

Council tax band F. The local authority is Buckinghamshire Council

## Services

Oil Fired Heating  
Mains Drainage  
Mains Electric  
Mains Water

## Entrance Hall

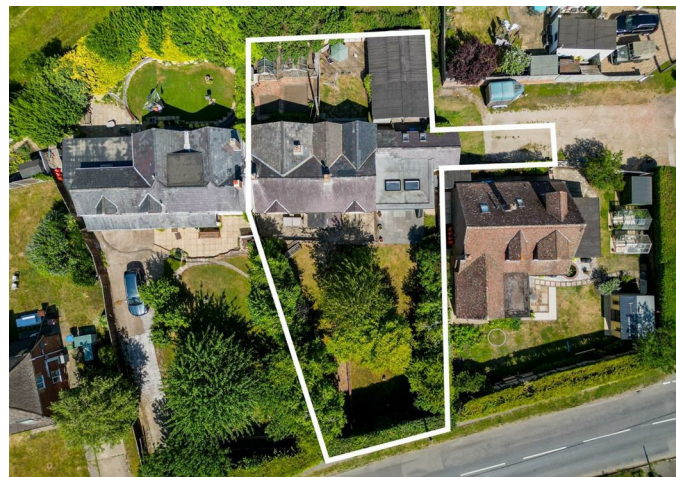
Enter through the front door into the entrance hall with doors to the living room and kitchen. Stairs rise up to the first floor.

## Living Room

The living room features original exposed beams to the ceiling, a set of patio doors leading out to the garden, fireplace with log burner, tiled flooring, fitted wall lighting, a floor mounted radiator and a door leading into the hallway and a further set of double doors leading into the sunroom. Space for a sofa set and a range of other living room furniture.



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- Beautiful Period Cottage
- Four Reception Rooms
- Front & Rear Gardens
- Fields Views
- Four Double Bedrooms
- Family Bathroom & En suite Shower Room
- Workshop & Parking
- Waddesdon School Catchments

#### Sunroom

The sunroom is the newest part of the property and is fully brick built and has created a real extension to the home and features modern grey wood flooring, two light pendants to the ceiling, a wall mounted electric heater and a full width set of bi-folding doors leading out the the rear garden enjoying the space as part of inside and outside. There are two fixed skylight windows and a further set of double doors leading into the living room.

#### Dining Room

The dining room boasts of real character of features exposed beams to the ceiling, a window to the front aspect, fitted ceiling and wall lighting, fireplace with log burner, wood laminate flooring laid to the floor and provides space for a large dining table and chairs and other furniture of choice.

#### Kitchen/Diner

The kitchen/Diner is the heart of the home and consists of a range of base and wall mounted units with an inset butler sink with mixer tap and a mixture of wooden and granite worksurfaces, spot lighting to the ceiling, windows overlooking the rear garden, integrated dishwasher and space for fridge freezer and a integrated. There is a Aga oven with extractor with fitted downlights, tiled flooring, and provides space for a breakfast table and chairs and any other desired furniture and doors to the pantry, entrance hall, dining room, downstairs cloakroom and utility room and a further wooden stable door leading out the garden.

#### Downstairs Cloakroom

The w/c comprises a hand wash basin and fitted vanity unit, a wall mounted radiator and low level w/c and a frosted window to the rear aspect.

#### Utility Room

The utility room features a window to the rear aspect, tiled flooring, spot lighting to the ceiling, a range of wall and base units with roll top worktops, inset sink, mixer tap and drainer. There is space and plumbing for a washing machine and separate dryer. Door to the snug





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.



**Snug**  
The Snug consists of studio spotlight fittings to ceiling, under floor heating, wood laminate flooring, fitted side board and storage units and space for a range of furniture. Door to the office.

**Office**  
The office consists of a window to the side aspect, wood laminate flooring laid to the floor, underfloor heating, light fitting to ceiling and space for a range of office furniture. Door to the Snug

**Bedroom & Walk In Wardrobe & Ensuite**  
The master bedroom consists of double aspect windows to the front and side aspect, carpet laid to floor, spotlights to ceiling, two wall lights either side of the bed, a wall mounted radiator and space for a super king size bed and other bedroom furniture. The walk in wardrobe consists of a window a range of hanging rails and storage with fitted led strip lighting, carpet laid to the floor and spot lighting to the ceiling. The ensuite comprises a hand wash basin unit, w/c, walk in shower, fixed glass screen, tiling to the floor and to splash sensitive areas and heated towel rail. Frosted window to the rear aspect.

**Bedroom**  
The bedroom consists of a window to the front aspect, carpet laid to floor, a built in wardrobe, light fitting to ceiling, a wall mounted radiator and space for a double bed and other bedroom furniture.

**Family Bathroom**  
The family bathroom features modern panelling and comprises a low level w/c, hand wash basin with mixer tap, a bath with an overhead shower and glass screen, a wall mounted radiator, tiling to splash sensitive areas, wooden laminate flooring and a frosted window to the rear aspect.

**Bedroom**  
The bedroom features a vaulted ceiling with exposed beams and consists of a window to the rear aspect, carpet laid to floor, studio spotlight to ceiling, a wall mounted radiator and space for a double bed and other bedroom furniture.

**Bedroom**  
The bedroom consists of a window to the side aspect, carpet laid to floor, light fitting to ceiling, a wall mounted radiator and space for a double bed and other bedroom furniture.

**Workshop, Carport & Parking**  
Workshop with power and lighting and space for a work bench and storage units . fitted wooden car port perfect for a work space or a covered area for planting etc. The workshop also houses the oil tank of which isn't within the measured area of the workshop shown on the floorplan. Parking for several vehicles.

**Front & Rear Gardens**  
A split used rear garden with a gated area used as an allotment and also features two green houses for planting and storage. The remainder of the rear garden has a raised lawn area with a covered area for storage, a decked seating area to the rear of the garden of which features an above ground Well. This is a perfect area to sit and soak with the field views and watch the sun go down. Rear access to the driveway and workshop/carport. This Picturesque mature front garden is fully enclosed with high hedgerows creating a secluded garden perfect to entertain friends and family. The garden sits on multiple levels and provides a range of spaces to explore and enjoy. The garden features a brick wall pathway leading from the front gate to the front door with two large raised lawn areas either side featuring established trees, plants and shrubs and a small wildlife pond. There is a large patio area directly in front of the sunroom providing space for a large garden furniture set.

**Buyers 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			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(12 plus) <b>A</b>			(02 plus) <b>A</b>		
(11-10) <b>B</b>			(01-01) <b>B</b>		
(09-08) <b>C</b>			(00-00) <b>C</b>		
(07-05) <b>D</b>			(99-98) <b>D</b>		
(03-04) <b>E</b>			(97-94) <b>E</b>		
(01-00) <b>F</b>			(91-88) <b>F</b>		
(1-00) <b>G</b>			(11-10) <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	









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



**Approximate total area<sup>(1)</sup>**  
2044 ft<sup>2</sup>  
189.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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.