



Honeysuckle Cottage

47 High Street | Westcott | Buckinghamshire | HP18 0PQ



Williams
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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.





- 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 hedges 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 ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(02 plus) A		
(81-91) B			(01-01) B		
(69-80) C			(00-00) C		
(55-68) D			(00-00) D		
(39-54) E			(00-00) E		
(21-38) F			(01-01) F		
(1-20) G			(01-01) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ 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⁽¹⁾
2044 ft²
189.9 m²

(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.