



79 Cotswolds Way

Calvert | Buckingham | Buckinghamshire | MK18 2FJ



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Williams Properties are pleased to bring to the market this spectacular six 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, snug, office, kitchen/dining/Living area, utility room, downstairs cloakroom, six bedrooms, en suite and two family four piece bathrooms. Outside boasts from a beautiful frontage and a maturely landscaped rear garden, double garage and driveway parking. Viewing comes highly recommended on this beautiful home.

£625,000

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

Frontage

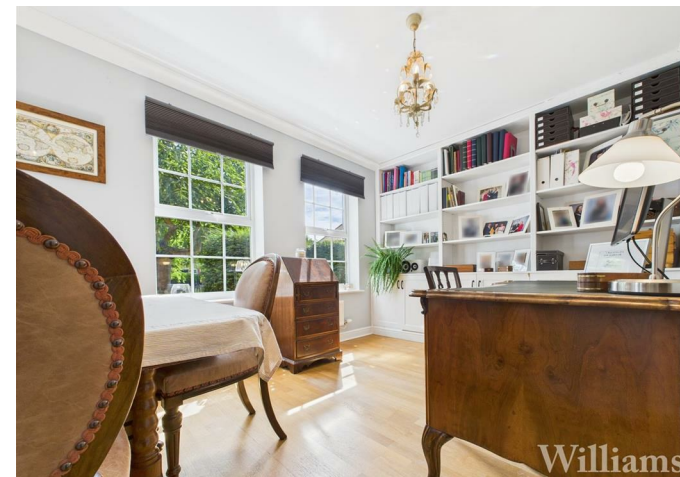
The Property boasts kerb appeal and features two trees with a series of low cut hedge borders and box shaped hedges with shingle laid to the floor, pathways leading to the front door, gated side access and to the driveway. enclosed with a brick wall with black railing tops and hedge row giving this front garden the perfect finish.

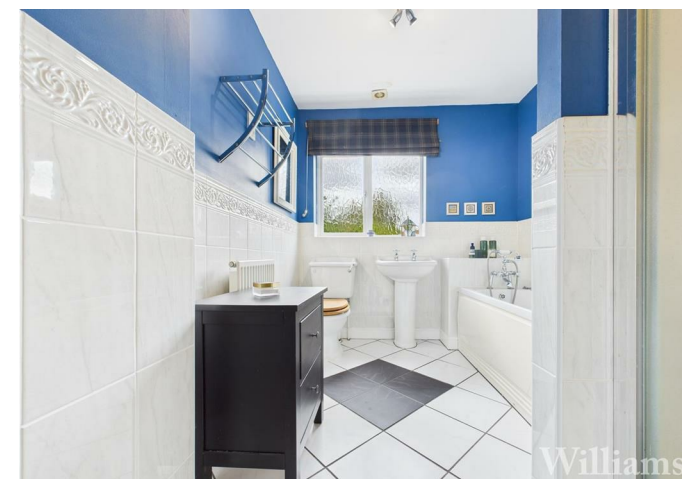
Entrance Hall

Enter through the front door into the entrance hall consisting of solid wooden flooring, light pendant to the ceiling and doors to the, snug, living room, Kitchen/Dining Living Area and office. Stairs rising to the first floor.

Study

This study is comprised of a pendant light to the ceiling, solid wood flooring, windows to the front aspect, a wall mounted radiator and ample space for typical home office furniture.





- Six Bedrooms
- Village Location
- Two Bathrooms & Ensuite
- Utility & Downstairs WC
- Great Condition Throughout
- Detached Family Home
- Four Reception Rooms
- Double Garage & Driveway
- Road Links To A41/M40/M1
- Viewing Highly Recommended

Living Room

This living room features solid wood flooring, two pendant lights to the ceiling, two wall mounted radiators, French double doors to the garden patio area, a feature fireplace, fitted bespoke storage units and shelving with downlighting and ample space for a sofa set and other living room furniture.

Snug

This snug is comprised of solid wood flooring, two windows to the front aspect, a wall mounted radiator, pendant and wall mounted lights and a wall length bespoke fitted storage unit and shelving with down lights.

Downstairs Cloakroom

The downstairs cloakroom. comprises a light fitting to the ceiling, tiled flooring, pedestal hand wash basin, low level wc and wall mounted radiator.

Kitchen/Breakfast Room

This kitchen/breakfast room is comprised of tiled flooring, pendant lights and spotlights to the ceiling, two wall mounted radiators, a range of wall and base mounted units with roll on work tops including an integrated double oven, electric hob, extractor, sink with a mixer tap, dishwasher, an island with space for bar stools, a serving hatch and open plan access to the conservatory.

Living/Dining Room

The living/dining room is comprised of wood effect flooring, wall mounted lights, windows to both side and the rear aspect, French double doors to the enclosed rear garden, a wall mounted electric heater and plenty of space for dining room furniture and a sofa set. This room is the heart of the home and acts like a living area throughout the day providing plenty of space for entertaining.



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.



Utility Room
Utility room consists of base mounted units with a roltop worksurface, inset sink and drainer, light pendant to the ceiling, wall mounted radiator, tiled flooring and provides space for a washing machine and dryer. Door to the side access.

First Floor
Carpeted stairs rising from the ground floor with light pendant and spot lighting to the ceiling, solid wooden flooring, Doors to four bedrooms, family bathroom and stairs rising to the second floor.

Master Bedroom & Ensuite
The master bedroom features windows to the front aspect, a wall mounted radiator, pendant light to the ceiling, inset wardrobes, space for a king sized bed and a door leading to the en suite shower room.

The en suite shower room is composed of tiled flooring, a frosted window, a wall mounted radiator, hand wash basin with hot and cold taps, studio spotlights to the ceiling, a low level w/c and an enclosed shower unit.

Bedroom
This bedroom is comprised of a window to the rear aspect, a wall mounted radiator, solid wood flooring, fitted wardrobe, studio spotlights to the ceiling and space for a single bed and other bedroom furniture.

Bedroom
This bedroom is comprised of a window to the rear aspect, a wall mounted radiator, fitted light to the ceiling, solid wood flooring, inset wardrobes and space for a king sized bed and other bedroom furniture.

Bedroom
This bedroom features solid wood flooring, pendant light to the ceiling, a wall mounted radiator, window to the front aspect, integrated wardrobes and space for a double bed and other bedroom furniture.

Second Floor
Stairs rising from the first floor to the second floor landing, featuring wood effect flooring, a fitted light to the ceiling and doors to a bathroom, second and master bedroom.

Bathroom
The family bathroom is comprised of tiled flooring, a frosted window, studio spotlights to the ceiling, a low level w/c, hand wash basin with hot and cold taps, a wall mounted radiator, half height tiling to the walls, an enclosed shower unit and a panelled bathtub with a mixer tap.

Bedroom
This bedroom features skylight, porthole and dormer windows to the rear, side and front aspects, solid wood flooring, studio spotlights to the ceiling, a wall mounted radiator, loft eave doors and ample space for a king sized bed and other bedroom furniture.

Bedroom
Bedroom consists of window to the front aspect, solid wood flooring, recess spotlights, wall mounted radiator

Garage & Driveway
Double garage with up and over doors, light and power supply. Driveway parking to the front.

Rear Garden
Maturely landscaped rear garden with a good sized paved patio area and laid lawn to the remainder with established bushes, plants and shrubs to the borders and shingled pathways providing areas to explore. There is an outside light and tap, access to the double garage and a lean to shed and side gate providing access to the front garden and driveway.

Buyers Notes

| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|---|---------|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | | (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (48-54) E | | | (48-54) E | | |
| (39-47) F | | | (39-47) F | | |
| (31-38) G | | | (31-38) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| EU Directive 2002/91/EC | | | EU Directive 2002/91/EC | | |
| England & Wales | | | England & Wales | | |



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