



High Street

Westcott | Aylesbury || HP18 0PH



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A unique three double bedroom detached home in the sought-after village of Westcott, within Waddesdon school catchment.

Williams Properties are delighted to welcome to the market this spacious and airy detached home comprised of a living room, snug/dining room, a stylish kitchen/breakfast room, utility, downstairs cloakroom, three double bedrooms, an en suite to the master, a family bathroom, two garages, and three garden areas. Village amenities, countryside walks, and excellent road and rail links are all close by.

Offers in excess of £625,000

Westcott

Westcott Village is a rural Bucks village with a Church and C of E Primary School, the village also falls into the catchment of the Waddesdon 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

Council Tax

Band E

Local Authority

Buckinghamshire Council

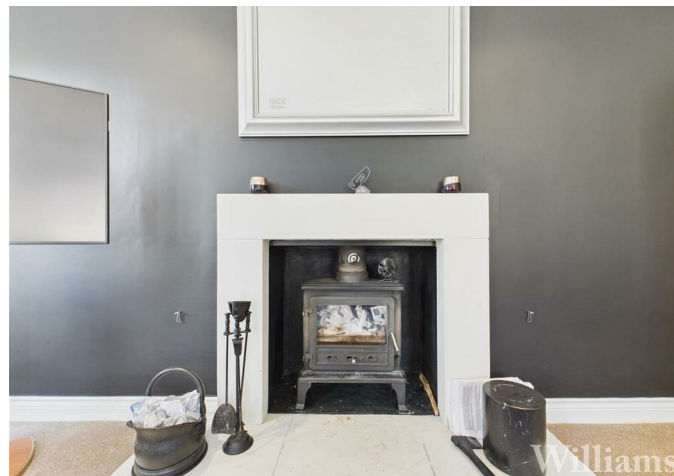
Services

All main services available . Oil fired heating

Oil tank can be found to the rear of the property access via gate to the side of the property.

Entrance Hallway

Upon entering through the front door, you are welcomed into a carpeted hallway with a wall mounted radiator and ceiling spotlights. From here, doors lead to the living room, kitchen/breakfast room, dining room, and downstairs cloakroom.





- Three Double Bedroom Detached Home
- Waddesdon School Catchment
- Two Garages
- Immaculate Order Throughout
- Multiple Generously Sized Reception Rooms
- Desirable Village Location
- Three Garden Areas
- Viewings Highly Recommended

Living Room

The living room enjoys carpeted flooring, two wall mounted radiators, and ceiling spotlights. Multiple front aspect windows and a side aspect window flood the space with natural light. A feature fireplace with log burner creates a charming focal point, while French double doors to both the front and side aspects offer an elegant connection to the outdoors.

Dining Room / Snug

This versatile room, ideal as either a dining room or a cosy snug, features wood effect flooring, ceiling spotlights, and a wall mounted radiator. A side aspect bay window provides natural light, while the generous layout offers space for a dining table set or comfortable lounge furniture.

Cloakroom

The kitchen/breakfast room offers tiled flooring, a frosted window, and ceiling spotlights. It is fitted with a low level WC, a hand wash basin with mixer tap, tiling to splash prone areas, a wall mounted radiator and a door to a storage cupboard.

Kitchen / Breakfast Room

The kitchen/breakfast room features wood effect flooring, a front aspect window, ceiling spotlights, and a wall mounted radiator. French double doors open to the rear garden, with an additional door leading to the utility room. The space is fitted with a stylish range of wall and base units, complemented by marble work surfaces and matching splashback. Integrated appliances include twin side-by-side ovens, an electric hob with extractor, a sink with mixer tap, and a wine fridge.



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.



Utility Room

The utility room is finished with wood effect flooring and fitted with a wall mounted radiator and ceiling spotlights. A window and rear aspect door provide natural light and garden access, while a further door leads directly to the garage. This room offers a range of wall and base units with an inset sink, mixer tap, and draining board, along with under-counter space for multiple white goods.

Landing

The first floor landing features carpeted flooring, a rear-aspect window, a wall mounted radiator and both a pendant light and ceiling spotlights. Doors lead to the airing cupboard, all three bedrooms, and the family bathroom.

Bathroom

The family bathroom includes tiled flooring, a frosted window, and ceiling spotlights. Tiling to splash sensitive areas, a heated towel rail, low level WC, and hand wash basin with mixer tap set into a vanity unit.

Bedroom

The third bedroom features carpeted flooring, a front aspect window, a wall mounted radiator and ceiling spotlights. Ample space for a double bed and additional bedroom furniture.

Bedroom

The second bedroom offers carpeted flooring, ceiling spotlights, an inset wardrobe, a wall mounted radiator, and a side aspect window. There is space for a double bed and other bedroom furniture.

Master Bedroom

The master bedroom features carpeted flooring, a front aspect window, wall mounted lights, and ceiling spotlights. Double doors open to an inset wardrobe, and a further door leads to the en suite. The room offers ample space for a king size bed and additional bedroom furniture.

En Suite

The en suite shower room features tiled flooring, ceiling spotlights, and a skylight window that fills the space with natural light. It includes an enclosed shower unit, a low level WC, heated towel rail and a hand wash basin with mixer tap set into a vanity unit.

Gardens

This property features three garden areas including a rear garden, comprised of patio flooring with ample space for garden furniture and access to the rear of the side garage. The first side garden features a shingle driveway to the side garage, and grass lawn to the remainder. The final garden space is located to the side of the driveway and consists of patio areas with more space for garden furniture.

Garages & Driveway

This property features two garages, to the side and front aspects of the property and there is driveway parking for multiple vehicles on a generously sized shingle driveway.

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.

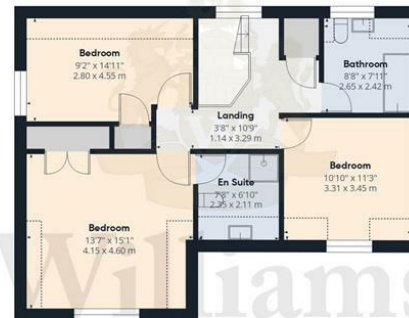
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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





Floor 0



Floor 1



Approximate total area^m

1926 ft²

178.9 m²

Reduced headroom

89 ft²

8.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. 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.