



1 St. Michaels Close

| Edgcott | Buckinghamshire | HP18 0XL



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Williams Properties are delighted to present this impeccable four bedroom link-detached house in the village of Edgcott, Buckinghamshire. This stunning spacious property offers accommodation of a kitchen/breakfast room, living room, dining room, utility room, four bedrooms, family bathroom and two en-suites. Outside, there is a rear garden, 1 1/2 width garage and driveway parking to the front for two vehicles. Viewing is highly recommended on this fantastic property, perfect for a family home.

£685,000

Edgcott

Edgcott is a small village situated to the east of Bicester and to the north west of the county town of Aylesbury. A general store with a post office and a public house can be found in nearby Grendon Underwood. The surrounding towns and villages provide a wealth of historical and interesting places to visit including Waddesdon Manor, Claydon House and Quainton Steam Railway. Extensive shopping facilities are situated at Bicester Village Retail Outlet and Aylesbury. The A41 provides easy access into Aylesbury, Bicester and the M40 network. Rail connections to London Marylebone can be found at Aylesbury and Bicester. The village falls within great school catchments, such as Waddesdon School and schools in Buckingham. It is situated in between two fantastic grammar schools; Aylesbury Grammar and the Royal Latin School, along with a range of other primary schools.

Council Tax

Band F

Local Authority

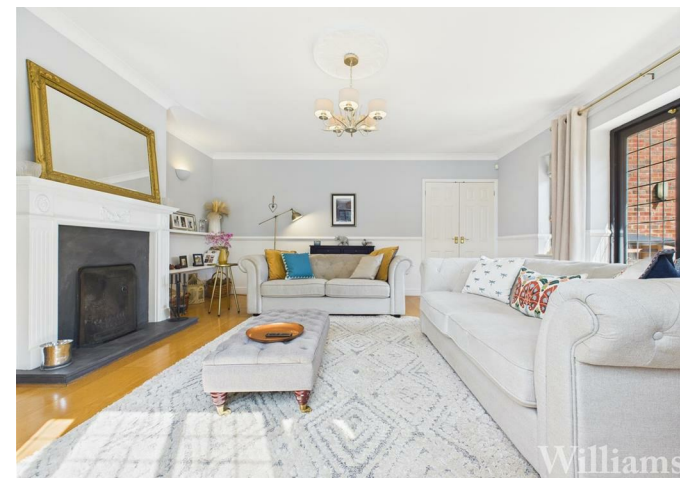
Buckinghamshire Council

Services

Main water and electric, with oil fired central heating.

Entrance

Enter via the front door into the entrance hall. There are doors leading into the kitchen/breakfast room, living room, dining room, utility room and under stairs storage. Stairs rise up to the first floor landing.





- Four Bedrooms
- Kitchen/Breakfast Room
- Two Reception Rooms
- Garage and Driveway
- Recently Refurbished To A High Standard
- Two En-Suites & Family Bathroom
- Field Views
- Waddesdon School Catchment

Kitchen/Breakfast Room

This fantastic newly fitted Kitchen/breakfast room consists of tiles laid to the floor and a range of wall and base mounted units. Inset double oven, electric hob and overhead extractor fan. Butlers sink, draining board and mixer tap. There is an integrated dishwasher and fridge/freezer, with space and plumbing for a washing machine. Window to the front aspect and a door leading into the double garage.

Living Room

Living room consists of reclaimed oak flooring, double doors leading out into the rear garden, open fireplace and windows to the rear and side aspects. There is space for a three piece suite and a range of other living room furniture.

Dining Room

Dining room consists of tiled flooring, window to the side aspect and double doors leading out into the rear garden. There is space for a dining set and a range of other dining room furniture.

Utility Room

The utility room consists of tiles laid to the floor and a window to the front aspect. There is a range of wall and base units with oak worktop, plumbing and space for a washing machine and a low level Wc.

The Larder area

The Larder consists of tiles laid to the floor and lighting to the ceiling. There is a range of base units and wall mounted shelving. Door to the garage.



The property is located in a good position close to the A41 with easy and direct access into Bicester and towards Oxford, with Aylesbury in the opposite direction. A large range of shopping and leisure facilities can be found in nearby Bicester, as well as amenities including two train stations with links into Central London.



First Floor

Carpeted stairs rise up to the first floor landing. There are doors leading into all four bedrooms, family bathroom and the airing cupboard.

Main Bedroom and En-Suite

Main bedroom consists of carpet laid to the floor, window to the front aspect, a door leading into the en-suite and built in wardrobes. There is space for a double bed and other bedroom furniture. En-suite consists tiles laid to the floor and to splash sensitive areas. The ensuite is newly fitted and features a walk in shower, floating hand wash basin vanity unit and low level WC. Window to the rear aspect.

Bedroom Two and En-Suite

Bedroom two consists of carpet laid to the floor, window to the rear aspect, a door leading into the en-suite and a built in wardrobe. There is space for a double bed and other bedroom furniture. This newly fitted en-suite consists of tiles laid to the floor and to splash sensitive areas. There is a shower cubicle, hand wash basin and low level WC.

Bedroom Three

Bedroom three consists of carpet laid to the floor, window to the rear aspect and a built in wardrobe. There is space for a double bed and other bedroom furniture.

Bedroom Four

Bedroom four consists of carpet laid to the floor, window to the front aspect and a built in wardrobe. There is space for a double bed and other bedroom furniture.

Family Bathroom

This show piece family bathroom suite is fully tiled to all walls and to the floor and features a panelled bathtub, hand wash basin vanity unit, illuminated wall mounted mirror and low level WC. Window to the front aspect.

Rear Garden

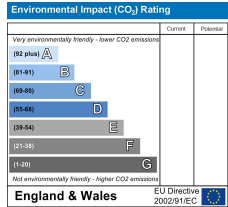
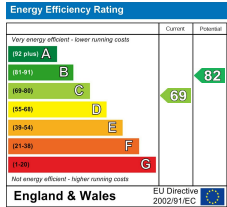
Enclosed rear garden with two good sized patio areas leading out from the living room and dining room slightly raised so you can sit and soak up the field views, with grass laid to the remainder. There is a door leading into the garage and a wooden gate for side access.

Garage and Parking

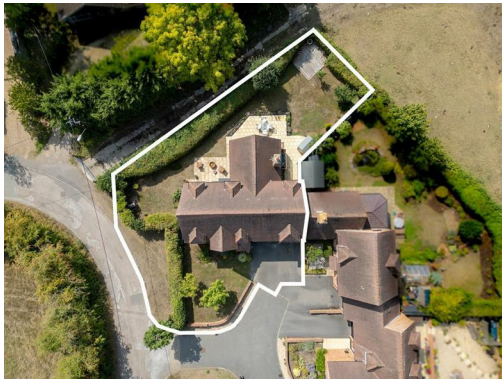
There is a integral one and a half width garage to the side of the property, with power and light. Driveway parking directly in front for two vehicles.

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.







Floor 0



Floor 1



Approximate total area^m

1828 ft²

169.7 m²

Reduced headroom

6 ft²

0.5 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.