



Crossways Cottage Bicester

Kingswood | Aylesbury | Buckinghamshire | HP18 0RA



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Welcome to this charming immaculately presented family home located on Bicester Road in the village of Kingswood. This property boasts a delightful original features with a kitchen/breakfast room, living room with open fire place, snug, downstairs cloakroom, 4 bedrooms one with an ensuite bathroom and separate family bathroom. Outside there is driveway parking for multiple cars to the front and a larger than average maturely landscaped garden. This property was originally built as a five bedroom home of which later was converted create a four bedroom with an ensuite and a store room.

Offers in excess of £550,000

Location

Kingswood is a rural hamlet with a choice of two eateries Canelleto's an Italian restaurant and The Cook & Filet bistro. Countryside walks and located in the popular Waddesdon School catchment. The village has a general store with post office, garage and a Public House. Extensive shopping facilities are situated at Bicester Village Retail Outlet and at the refurbished Friars Square Centre in Aylesbury. The A41 provides easy access into Aylesbury, Bicester and the M40 network. Rail connections are fast and convenient on the Chiltern Turbo reaching London Marylebone in under an hour from Aylesbury. Primary – TBC & Secondary – Waddesdon CoE & Aylesbury Grammar Schools

Local Authority

Buckinghamshire Council

Council Tax

Band E

Services

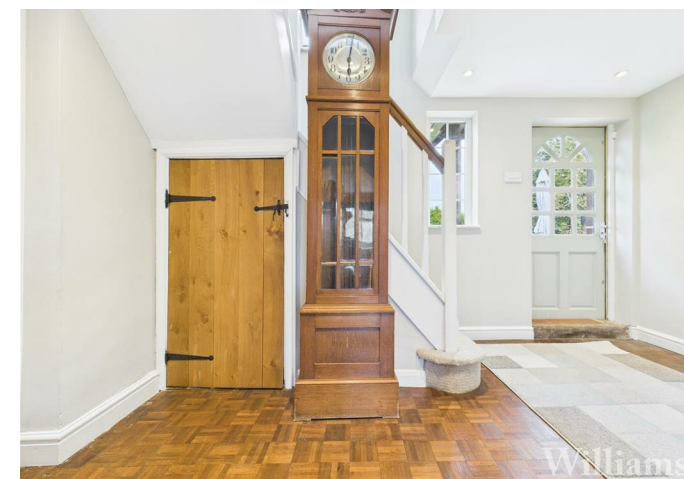
Mains water, mains drainage, mains electric and Oil Fired Heating.

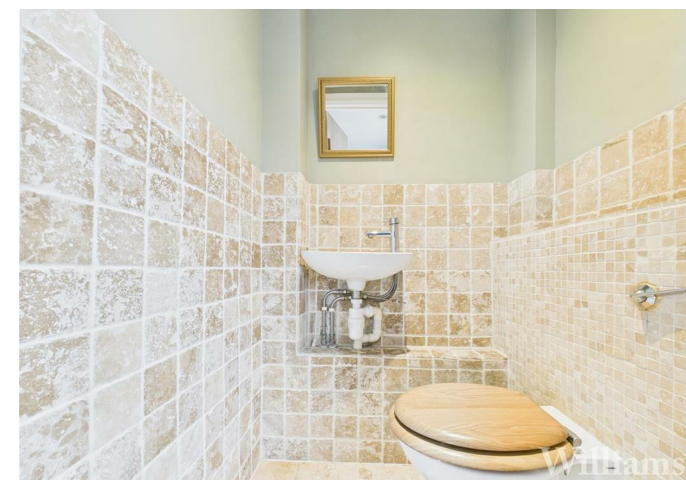
Entrance Hall

Enter via the front door situated to the side of the property into the entrance hall of which consists of tiled flooring, a wall mounted radiator, window to the front aspect, door to the downstairs cloakroom and an opening into the kitchen.

Downstairs cloakroom

The downstairs cloakroom comprises a hand wash basin, a wall mounted radiator, low level w/c, tiled flooring and half height tiles to all walls.





- Four Bedrooms
- Good Size Garden
- Family Bathroom & Ensuite
- Two Reception Rooms
- Great Transport Links
- Detached House
- Field Views
- Driveway Parking
- Waddesdon School Catchment & The Aylesbury Grammars
- Viewings Highly Recommended

Inner Hallway

The hallway features spotlights to the ceiling and parquet flooring laid to the floor, with stairs rising to the first floor landing and doors to the kitchen/diner, snug, living room, under stairs storage and a rear door leading out to the rear garden.

Kitchen/Breakfast Room

This spacious kitchen/breakfast room is without a doubt the heart of this home, with tiled flooring, spot lighting to the ceiling, a range of wall & base solid wood units, wooden worksurfaces, tiles to splash sensitive areas, inset butlers sink and mixer tap, integrated dishwasher, tumble dryer and washing machine. There is space for a range cooker and wine cooler other appliances, window overlooking the rear garden and a door to the inner hallway.

Snug

The Snug consists of wall mounted light fittings, parquet flooring laid to the floor, open brick surround fireplace, a wall mounted radiator and a window to the front aspect. There is space for a range of furniture of choice.

Living Room

This generous sized living room is composed of a large window to the front aspect, a set of patio doors leading out to the garden, a wall mounted radiator, an open fireplace, original parquet flooring, and fitted wall lighting and provides ample space for typical living room furniture.



Four bedroom detached well presented family home situated in Waddesdon School Catchment. The property offers four bedrooms, generous garden and views at rear onto fields and countryside.



First Floor

Carpeted stairs rise up to the first floor landing. There are doors leading into all four bedrooms, family bathroom and to what is currently utilized as large storage room. Potential to be a walk in wardrobe off the master bedroom if you don't require so much storage.

Storage Room

This is an added bonus for family living offering a large storage room with light and power and exposed wooden flooring. This room was originally part of a fifth bedroom prior to being converted.

Master Bedroom & Ensuite

This great sized master bedroom consists of a window to the front aspect, carpet laid to floor, bespoke fitted built in wardrobes, light fitting to ceiling, a wall mounted radiator and space for a king size bed and other bedroom furniture. The ensuite comprises of tiled flooring, half height tiled walls and boasts from a walk in shower with a fixed full length glass screen, a hand wash basin unit, w/c and a frosted window to the rear aspect. This room was originally part of a fifth bedroom prior to being converted.

Bedroom Two

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

Bedroom

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

Bedroom

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

Family Bathroom

The family comprises a low level wc, hand wash basin unit, stunning free standing bath with mixer tap, half height tiled walls, tiled flooring and a frosted window to the rear aspect.

Rear Garden

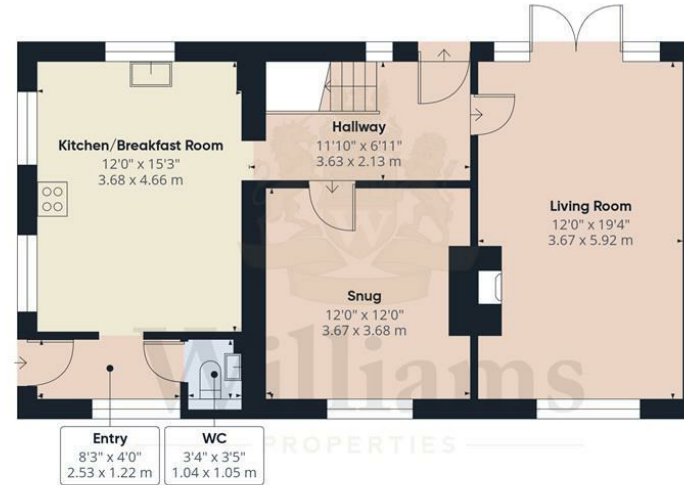
This larger than average rear garden features two areas to enjoy split with areas of planting and established trees and shrubbery . directly off the house there is a great sized patio area with remainder laid to lawn with areas of planting borders. There is a good size shed for storage adjacent to the large fixed oil tank, two gated accesses to the front driveway and front door. The side of the garden boundary is enclosed by fitted panelled fencing. There is a further large lawn area situated at the rear of the garden and is fully enclosed with high hedgerows creating a secluded par of the garden prefect to entertain friends and family. The garden provides a range of spaces to explore and enjoy. Field views to the rear.

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
(12 plus) A			(12 plus) A		
(11-11) B			(11-11) B		
(10-10) C			(10-10) C		
(9-9) D			(9-9) D		
(8-8) E			(8-8) E		
(7-7) F			(7-7) F		
(6-6) G			(6-6) 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



Floor 1



Approximate total area⁽¹⁾
1345 ft²
125.1 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.

GIRAFFE360



Williams Properties
8-10 Temple Street
Aylesbury
Buckinghamshire HP20 2RQ

Email: aylesbury@williams.properties
Web: www.williams.properties
Tel: 01296 435600

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.