



23 Rosamonds Cottages, Kingswood,  
Buckinghamshire, HP18 0RG

**W. HUMPHRIES**  
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



Aylesbury 8 miles (Marylebone 55 mins), Bicester 7 miles (Marylebone 70 mins), M40 10 miles (Distances approx)  
**23 ROSAMONDS COTTAGES, KINGSWOOD, BUCKINGHAMSHIRE, HP18 0RG**

**A SEMI DETACHED HOUSE WITH A PRIVATE GARDEN IN A SMALL CUL DE SAC  
BACKING ONTO FIELDS OFFERED WITH NO CHAIN. LOTS OF POTENTIAL AND SCOPE  
FOR UPDATING ALTHOUGH READY FOR SOMEONE TO MOVE STRAIGHT INTO.  
WADDESDON SCHOOL CATCHMENT**

**Porch, Hallway, Study/Store, Kitchen, Sitting & Dining Room, 3 Bedrooms, Bathroom. Garage.  
Shed/Workshop. Parking for 4 Vehicles. Garden and Lovely Outlook.**

**GUIDE PRICE £375,000 Freehold**

**DESCRIPTION**

23 Rosamonds Cottages sits in a pleasant location within a cul de sac set back off the road having a small green to the front and the garden backing onto countryside providing excellent views.

The property is offered with no chain and presents a wonderful opportunity for someone to update the décor and possibly extend the accommodation, it is perfectly liveable but is ripe for improvement. There is also a garage and large shed/workshop, each with power and also lots of parking.

At the entrance a upvc double glazed door leads into the porch and then an internal door opens to the hall where the staircase and understairs cupboard are located. On the left is a storage room or potentially a study. The reception room is one front to back room with living and dining areas, windows are at each end and in the living area there is a fireplace housing a cast iron woodburning stove. The kitchen has off white units and beech effect worktops, the latter incorporating a stainless steel sink. Spaces are provided for a fridge/freezer, cooker, and washing machine (plumbing in situ). The ground floor is adorned in wood laminate flooring.

Upstairs on the landing is an airing cupboard and second linen cupboard. Two of the three bedrooms are doubles and the third is a decent single, two have built in wardrobes. The back bedrooms enjoy the countryside view and the front bedroom the green. In the bathroom is a wc, wash basin and vanity unit, and a panelled bath that has a mixer tap and hand held shower attachment.

It should be noted that the house contains a large loft space, currently boarded with a light there is the scope here to create another bedroom suite.

**OUTSIDE**

To the front is gravel and that and stone slabs continue down the side to allow parking for at least 4 vehicles. Then there is a garage, of concrete panels with twin timber doors and behind that a timber shed/workshop (insulated roof) and the garage and shed have mains electricity power, the shed has exterior power points too.

The garden comprises a patio and mostly lawn and at the bottom of the lawn are trees. There is a shed and covered loggia and an ornamental pond.

Beyond the trees is countryside and a lovely rural backdrop.



**COUNCIL TAX** – Band C £2,046.47 2025/6

### **LOCATION**

Kingswood has an excellent Italian restaurant and the extremely popular Akeman Inn restaurant whilst the larger village of Grendon Underwood is approximately one mile away with the village school, post office and general store. The hamlet as the name suggests was formerly land appropriated to the crown and known as ‘The Lords, Kingswood’ with the exception of the Elizabethan age when it was designated as Queenswood. The history of the hamlet is entwined with Grendon Underwood, indeed the parish line runs through the centre of Kingswood. There are pretty period properties to be found, some dating from the seventeenth century.

The surrounding market towns and villages provide a wealth of historical and interesting places to visit including Waddesdon Manor, Claydon House and Quanton Steam Railway. Extensive shopping facilities are situated at Bicester Village Retail Outlet and at the refurbished Friar’s 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 or a trip through the back roads to Haddenham and Thame parkway will get you to Marylebone in 35 minutes. Services to Euston are available from Cheddington and Leighton Buzzard. The Aylesbury line has been extended Aylesbury Vale Parkway station which provides a frequent service to Marylebone from Fleet Marston.

### **EDUCATION**

Preparatory schools at Ashfold, Swanbourne and Oxford.  
Village Primary School at Grendon Underwood  
Waddesdon Secondary School.  
Public schools at Stowe, Berkhamsted and Oxford.  
Grammar Schools at Aylesbury.

### **VIEWING**

Strictly via the vendors agent W Humphries Ltd

**SERVICES** - Mains water, drainage and electricity. An electric heat pump powers the central heating.

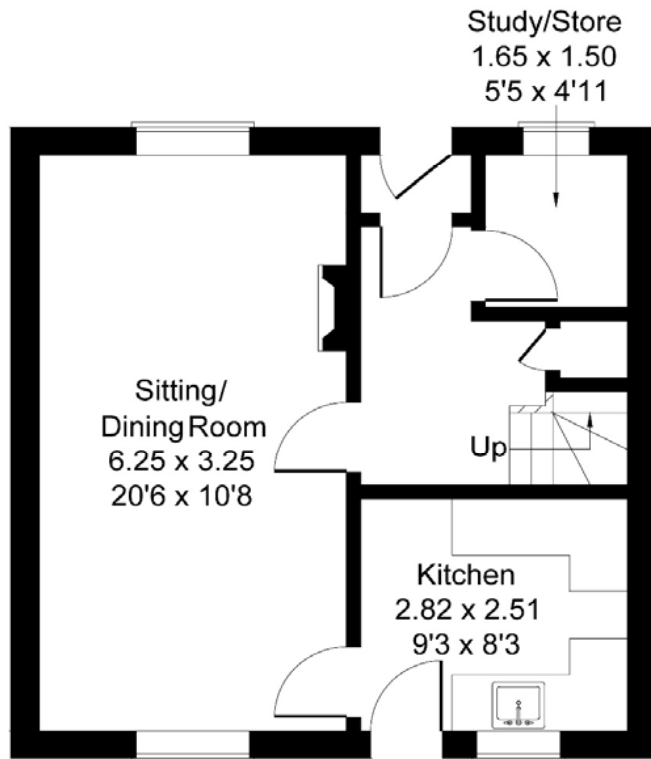


# 23 Rosamonds Cottages

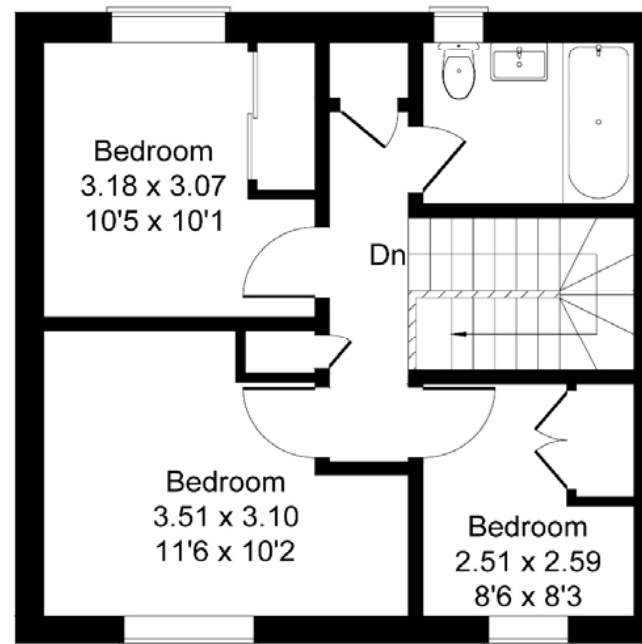
Approximate Gross Internal Area = 77.76 sq m / 837.08 sq ft  
Total = 77.76 sq m / 837.08 sq ft

Illustration for identification purposes only,  
measurement are approximate, not to scale,  
produced by The Plan Portal 2025.

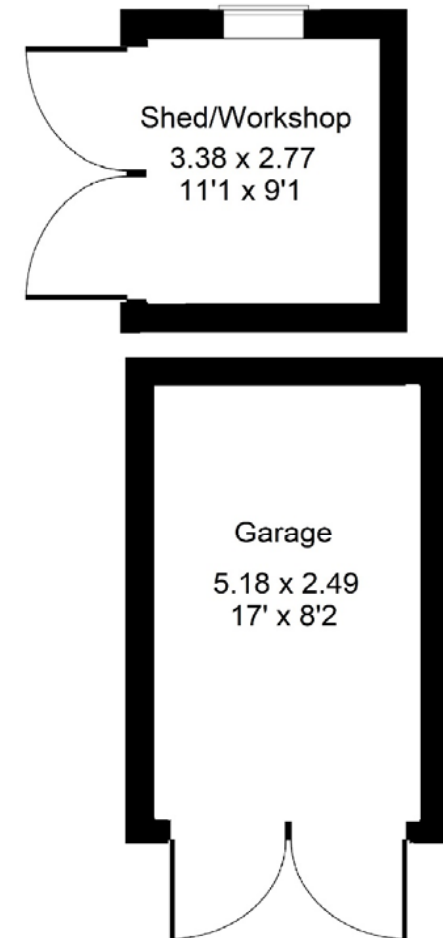
Garage & Shed/Workshop  
Total = 22.25 sq m / 239.49 sq ft



**Ground Floor**



**First Floor**







#### IMPORTANT NOTICE

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- 6 Most importantly if there is any particular aspect of the property about which you would like further information, we invite you to discuss this with us before you travel to view the property.





GREEN AT THE  
FRONT OF THE  
PROPERTY