QUADRANT
VILLAGE HOMES

The Old Stables, Buckingham Road, Edgcott, HP18 0TR

£695,000

An attractive brick-built detached property dating back to the 18th century, converted from the old stables it benefits from having four bedrooms, a double garage, and a fabulous kitchen/dining room, enjoying far-reaching views over open countryside.

The Old Stables was converted in 1987 from the former stables into a delightful family home with a wealth of character features in an idyllic location, whilst benefitting from having easy access to nearby schools and amenities, along with great commuter links.

In an elevated position, the property not only overlooks neighbouring paddock land, but the open countryside beyond.

The entrance hallway provides access to the ground floor bedroom, and living areas, along with stairs to the first floor.

The double aspect living room features a multi-fuel wood burner in a brick and granite fireplace, exposed beams, and wood flooring, making for a cosy room to enjoy on long winter evenings.

The kitchen/dining room is the heart of this charming home, refitted by the current owners it boasts a generous number of contemporary floor and eye-evel units, and integrated appliances for all your family needs. A stable door that opens to the garden is a particularly lovely feature.

With plenty of space for a large table, and chairs it's a fabulous room for casual dining with friends and family, whilst taking in the stunning views over the garden. Leading off the kitchen is the utility room, which also has a door leading to the garden.

A second reception room with views to the front, is currently used as a family room, but it would also lend itself to being utilised as a formal dining room, a large playroom, a snug, or a very spacious study.

To the right-hand side of the entrance hallway is a double bedroom, which is double aspect, and has access to a shower room, making it ideal for those who require a bedroom on the ground floor.

A very smart boot room with plenty of space for coats and footwear completes the ground floor accommodation.

The first floor has three bedrooms, a family bathroom, a separate W.C, and an en-suite to the largest bedroom.

The largest bedroom is also double-aspect, and takes in the far-reaching countryside views to the front.

It is also worth noting there is plenty of eaves storage and there are fitted wardrobes in the bedrooms.

Outside there is gravelled driveway parking secured by electric wooden gates providing parking for several vehicles, and a double garage with an electric door, that also has storage above.

The garden is mainly laid to lawn with mature shrubs and trees. There is a access to the rear of the property too, and a storage shed for all the garden equipment.

Carefully positioned decking areas provide perfect seating areas to enjoy al-fresco dining and BBQ's whilst taking in the lovely views and sunsets.

Edgcott is an old Doomsday village with a beautiful 12th Century Church. It is set within the Aylesbury Vale, eight miles east of Bicester and ten miles west of Aylesbury.

It has easy access to the A41 and Junction 9 on the M40 motorway providing fast road links to London, Birmingham and Milton Keynes. The village is served by regular buses to Bicester, Aylesbury and local villages.

Bicester's two train stations are approximately 15 minutes drive from the cottage. Bicester North offers great commuter services to London Marylebone in around 45 minutes and Birmingham within 1 hour.

Bicester Village train station also offers services to Oxford Parkway and to London Marylebone.

Edgcott is in the catchment area for some leading primary schools; Grendon Underwood and Waddesdon, as well as grammar schools in Buckingham and Aylesbury. Waddesdon also has a highly rated secondary school. There are many after-school activities in the area, including the combined Edgcott and Grendon Underwood Scouts/Cubs group.

Grendon Underwood provides daily shopping needs, with Bicester, Aylesbury, Oxoford, and Milton Keynes providing a broader range of shopping, cultural, and leisure facilities.

Accommodation Comprises:

Ground Floor - Entrance Hallway, Boot Room, Living Room, Sitting Room/Dining Room, Kitchen/Dining Room, Utility Room, Double Bedroom, Shower Room.

First Floor - Three Bedrooms, One With An En-Suite Bathroom, A Bathroom, and A Separate W.C

Outside - A Double Garage With An Electric Door, and Storage Above, Electric Gates To The Gravel Driveway Parking, Enclosed Front Lawn, Storage Shed, Two Decked Seating Areas.

Freehold Property.
Brick Under Tiled Roof.

Gas Central Heating
Mains Electric - British Gas
Mains Drainage - Thames Waer
Mains Water - Thames Water

Broadband - EE - Please Check Ofcom
Mobile Phone Coverage - Please Check Ofcom
Local Authority - Buckinghamshire Council.
Council Tax Band - F

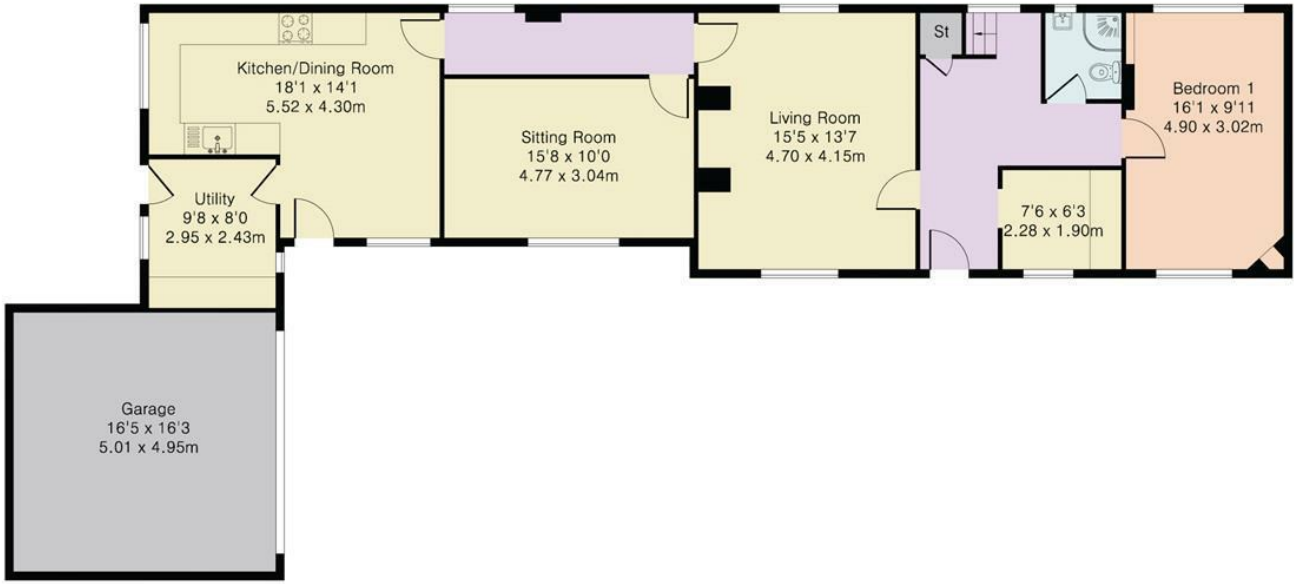
EPC Rating - C

Approximate Gross Internal Area 2261 sq ft - 210 sq m

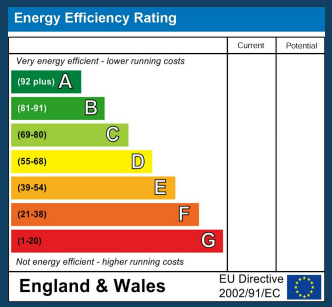
Ground Floor Area 1379 sq ft – 128 sq m

First Floor Area 882 sq ft – 82 sq m

First Floor



Ground Floor



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