



Connells

Bourton Road  
Buckingham



### Property Description

A delightful and characterful two-bedroom stone cottage, ideally situated within a convenient and well-regarded setting, offering a superb blend of period charm and practical modern living.

This attractive property is immediately appealing from the outside, boasting a traditional stone façade with a tiled roof, creating a timeless kerb appeal synonymous with cottages of this style.

Upon entering the property, the accommodation opens into a particularly impressive 20ft living room, a bright and spacious reception area that provides excellent versatility for both everyday living and entertaining. The room benefits from natural light and comfortable proportions, easily accommodating both lounge and dining furniture.

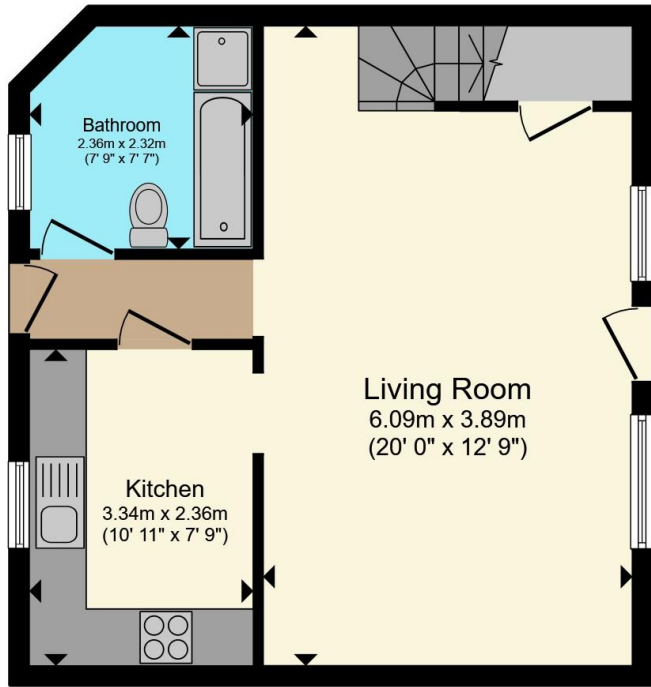
Leading from the living space is a well-arranged fitted kitchen, designed to maximise both storage and worktop space, making it a highly functional area for cooking and day-to-day use.

To the rear of the ground floor, the property also benefits from a family bathroom, fitted with a bath and overhead shower, wash hand basin and WC, offering convenience and practicality.

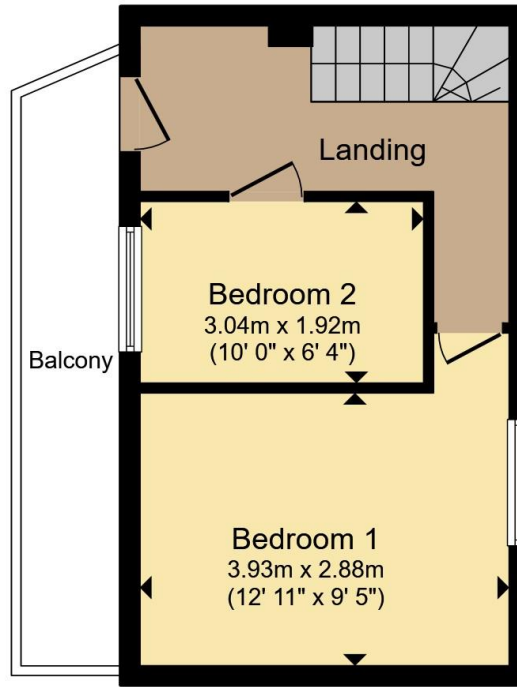
The first floor comprises two well-proportioned bedrooms, with the principal bedroom providing a generous and comfortable double room. The second bedroom is ideal for a variety of uses, including guest accommodation, a home office, or nursery. From the landing, there is access to a balcony, adding a unique and desirable external feature, perfect for enjoying some outdoor space.







**Ground Floor**



**First Floor**

Total floor area 68.9 m<sup>2</sup> (742 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: Council Tax  
Awaited Band: C

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Tenure: Freehold



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