



**Connells**

Mulgrave Cottage Main Street  
Tingewick Buckingham



### Property Description

Nestled in the highly sought-after village of Tingewick, this attractive three double bedroom cottage exudes timeless charm and character. The property showcases a wealth of period features, including an impressive inglenook fireplace in the lounge, exposed beams, and striking stonework throughout, blending historic allure with modern comfort.

The ground floor offers a spacious lounge-diner, bathed in natural light through attractive bay windows, accentuated by exposed beams and the cozy inglenook fireplace. A dedicated study provides a versatile space for work or relaxation, while the generous kitchen, complete with double doors, seamlessly connects to the private rear garden, perfect for alfresco dining or entertaining.

Upstairs, the master bedroom features fitted wardrobes for ample storage, accompanied by two additional double bedrooms, each brimming with character. A well-appointed three-piece family bathroom completes the first floor.

Outside, the private walled garden offers a tranquil space, ideal for enjoying peaceful moments in the sun.

This delightful cottage combines village charm with practical living, making it an ideal home for those seeking character and comfort in the heart of Tingewick.



### Lounge/Diner

22' 10" Max x 14' 1" Max ( 6.96m Max x 4.29m Max )

### Hallway/Study

9' 5" x 7' ( 2.87m x 2.13m )

### Kitchen

Irregular Shaped Room 11' 1" Max x 15' 11" Max ( 3.38m Max x 4.85m )

### Bedroom 1

12' 2" x 11' 3" ( 3.71m x 3.43m )

### Bedroom 2

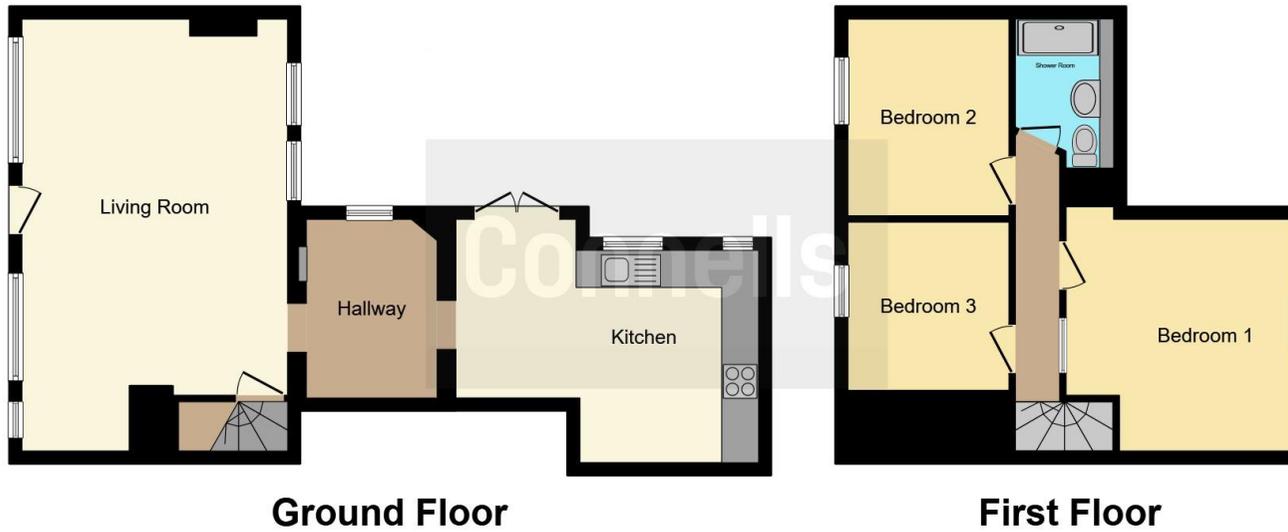
8' 11" x 8' 2" ( 2.72m x 2.49m )

### Bedroom 3

10' 5" x 8' 7" ( 3.17m x 2.62m )

### Bathroom





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.focalagent.com](http://www.focalagent.com)

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EPC Rating: D Council Tax  
 Band: D

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Tenure: Freehold



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Property Ref: BUK307281 - 0006