



Christmas Cottage, 3 Buckingham Road, Steeple Claydon MK18 2QA

Guide Price £425,000

**Hatfield
Shaw & Co**
INDEPENDENT ESTATE AGENTS



Bedrooms: 3

Bathrooms: 2

Receptions: 2

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Dating back to the 19th century, Christmas Cottage is a charming and characterful three double bedroom home, ideally situated in the popular village of Steeple Claydon, approximately six miles south of the market town of Buckingham. The property offers well-balanced accommodation and is beautifully presented throughout, combining period features with a light and welcoming feel.

The sitting room is positioned to the front of the property and enjoys a large bay window, allowing plenty of natural light, along with a log burner, creating a cosy and inviting space. This leads through to the dining room, which has French doors opening onto the garden, and in turn flows into the kitchen. The kitchen is fitted with a comprehensive range of base and wall units with rolled-edge work surfaces. A particular feature of the property is the spacious ground floor principal bedroom, which benefits from a three-piece ensuite bathroom. A solid wood staircase rises to the first floor, where you will find two further generous double bedrooms and a recently refitted family bathroom, comprising a bath and separate double shower cubicle. Bedroom two is a lovely light and airy room with three skylights, while bedroom three also benefits from built-in storage cupboards and a cast iron feature fireplace.

Outside, the property enjoys a pretty courtyard-style garden, enclosed by low-level brick walls and well stocked with a variety of flowers and shrubs, along with a palm tree, pond, and rockery. The workshop is a great addition and offers excellent potential to be converted into a home office or gym. There is a large timber log store, along with gated access to the driveway, which provides off-road parking for two vehicles, with additional parking available outside the gates. To the front, there is an enclosed cottage garden bordered by a low-level picket fence, with the driveway positioned to the side.

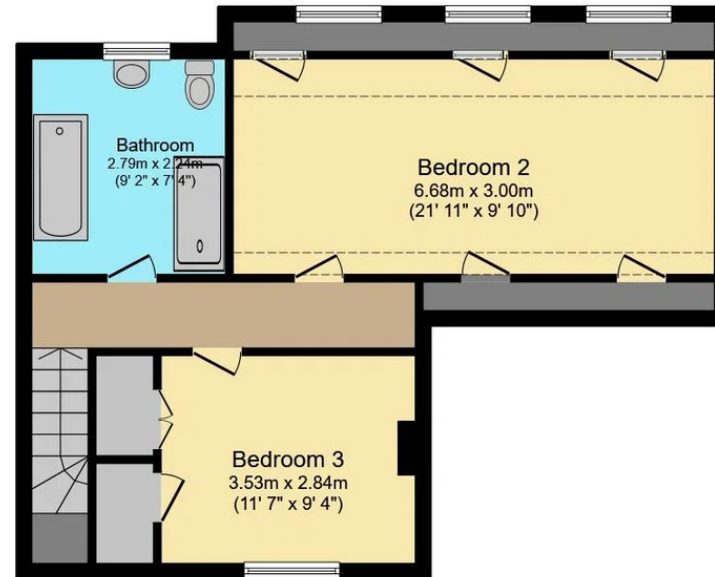
Freehold. EPC band C. Council tax band C. Mains electricity, gas, water, and drainage. Gas to radiator central heating. Driveway parking for three vehicles to the side of the property. Solid wall and standard construction. Superfast broadband (76Mbps) available. "Variable mobile phone coverage" (O2). No restrictions. Very low risk of flooding.







Ground Floor
 Floor area 65.0 sq.m. (700 sq.ft.)



First Floor
 Floor area 50.9 sq.m. (548 sq.ft.)

Total floor area: 115.9 sq.m. (1,248 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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



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