



Lower Green, Westcott
Buckinghamshire, HP18 0NS



Lower Green, Westcott, Buckinghamshire, HP18 0NS

A successfully extended and immaculately presented, four bedroom cottage with far reaching views to the rear, gated driveway parking and a fantastic open plan kitchen / family room.

£550,000 GUIDE PRICE



The Property

Bryher Cottage is a delightful cottage that offers an excellent range of accommodation over two floors.

Entering through a solid wood stable door into a spacious hallway, doors open into both the sitting room at the front and the recently extended and remodelled kitchen / family room to the rear. A real hub of the home space, the kitchen is fitted with a range of contemporary, Shaker style units under solid wood work surfaces, space for an AGA cooker, butler sink and island with useful breakfast bar. The remainder of the room offers defined dining and living areas with a set of French double doors opening to the garden and windows looking out to both the front and rear. Additional improvements to the property include a laundry room and office, both located off of the dining area. Completing the ground floor is a cosy family room, utility room, cloakroom and shower room.

To the first floor, the master bedroom is a generously sized double room featuring built-in wardrobes, two windows overlooking fields to the rear and access to a large area of loft storage space. The fourth bedroom also features built-in wardrobes whilst both the second and third are double rooms. The family bathroom has been fitted with a white, three piece suite. Loft access is via the landing and is fully boarded with power and light.



Outside

Externally, this semi-detached cottage is attractive from both the front and rear. A driveway, enclosed by 5-bar timber gates provides off-road parking for two vehicles and a garage, whilst gated access leads around to the rear garden. The garden is predominantly laid to lawn and is enclosed by timber panel fencing on three sides. There is a raised area of decking positioned ideally to catch the afternoon sun and there are unobstructed views across the adjoining paddocks beyond.

Location

The rural village of Westcott is just over a mile from Waddesdon and the stunning Waddesdon Manor. There is a small shop in the village with a post office. The larger centres of Aylesbury, Bicester and Thame are all within easy reach and provide a full range of shopping and recreational facilities. Westcott has a C of E school for children aged 3-11 years. There is an excellent range of secondary schools in the area both in the public and private sectors including Waddesdon C of E Secondary and Ashfold School. For the commuter, there are railway stations at Aylesbury, Haddenham and Bicester North for Chiltern Line services to London Marylebone in under 40 minutes.

Viewings

Strictly by appointment only.



Mortgage

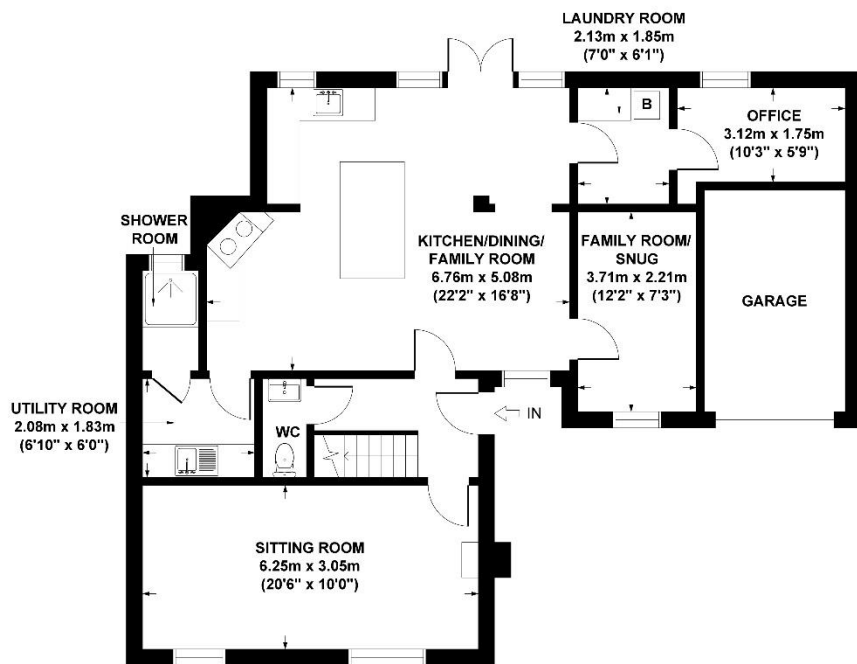
Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

Additional Information

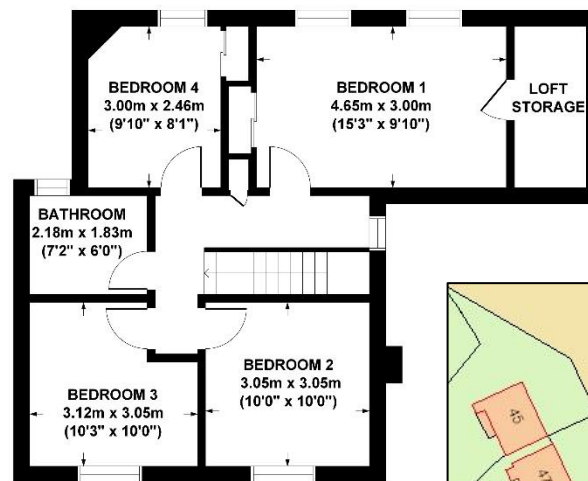
- **Council Tax Band** - D
- **EPC Rating** – D
- **Services** – Mains Water, Drainage & Electric. Oil Fired Central Heating
- **Local Authority** – A.V.D.C
- **Tenure** - FREEHOLD

Ref: TH/1858





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 87 SQ M 931 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 60 SQ M 650 SQ FT

LOWER GREEN, WESCOTT, AYLESBURY, BUCKINGHAMSHIRE, HP18 0NS
APPROX. GROSS INTERNAL FLOOR AREA 147 SQ M / 1581 SQ FT
(EXCLUDING GARAGE)

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE



112 High Street, Thame, Oxon OX9 3DZ

T: 01844 217722

E: thame@timruss.co.uk

www.timruss.co.uk

TIM RUSS
& COMPANY

Tim Russ & Company for themselves and for the Vendors or Lessors of this property whose agents they are give notice that: (1) The particulars and floor plans are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Tim Russ & Company has any authority to make or give any representation or warranty whatever in relation to this property. (4) They do not hold themselves responsible for any expense incurred in viewing the same or any liability in respect of abortive journeys. Terms quoted are subject to contract. Floor Plan copyright of Tim Russ & Company.