



Main Street, Tingewick  
Buckingham, MK18



*Beyond your expectations*



# Charming 4 bedroom period cottage with terraced garden & parking

Entrance Hall | Sitting Room with woodburner | Kitchen/Dining Room | Cloakroom/Shower Room | Utility Room | 3 first floor Bedrooms | En-Suite Bathroom | 2nd floor Attic Bedroom Room And Shower Room | Home Office | Workshop & Bike Shed

**Guide Price £435,000 Freehold**

## Description

A charming cottage, believed to date back to the 18th Century, occupying an enviable village centre location within this thriving community.

The property has been extended to provide generous accommodation with retained character features combining successfully with modern comforts. The accommodation which is arranged over three floors includes a good size reception room, kitchen/dining room, utility and ground floor shower room whilst on the first floor there are three bedrooms and an ensuite bathroom. On the second floor there is a double attic bedroom and separate shower room which lends itself to creating a separate suite, suitable for a teenager or possibly for a Bed and Breakfast accommodation.

Providing four bedroom accommodation over three floors, this appealing period home also benefits from an enclosed rear garden, off road parking, a workshop, bike shed and a garden home office.

## Outside

Small enclosed front garden with gate, path & steps up to front door.

Enclosed terraced rear gardens. Raised beds, apple and plum trees. Lawn area and three patio areas. Within the rear garden boundary fence there is a gate leading out to a footpath running along back of village through open countryside.

Home office with power and networking. Workshop and bike shed.

## Location

Tingewick offers a wide range of facilities with a centrally located general store/post office, a public house, Church of England first/infant school, village hall, recreation ground and two children's play parks. The village is about 3 miles from Buckingham.

More comprehensive facilities can be found in Bicester, Buckingham and Milton Keynes. Tingewick is within the catchment area for the Royal Latin Grammar School in Buckingham and Buckingham School (senior education), a specialist Sports College. Private education is well catered to for all age groups within a 10 mile radius of the village.

The A43 dual carriageway, 5.5 miles distant, links to the M40 (J10) and the M1 (J15a) motorways. Railway stations can be found at Milton Keynes 16 miles (Euston from 35 minutes) and Bicester North 8 miles (Marylebone from 50 minutes).

## Additional Information

Aylesbury Vale District Council 01296 585858. Council Tax Band C.

Mains gas, water, electricity and drainage. Gas central heating.

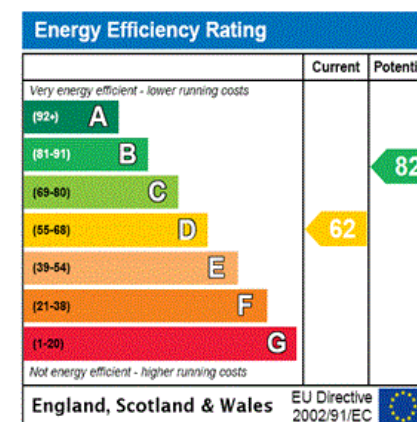
**Hamptons International**

The Old Bakery, Market Place, Deddington, Oxfordsh

Sales. 01869 337001

deddington@hamptons-int.com

[www.hamptons.co.uk](http://www.hamptons.co.uk)

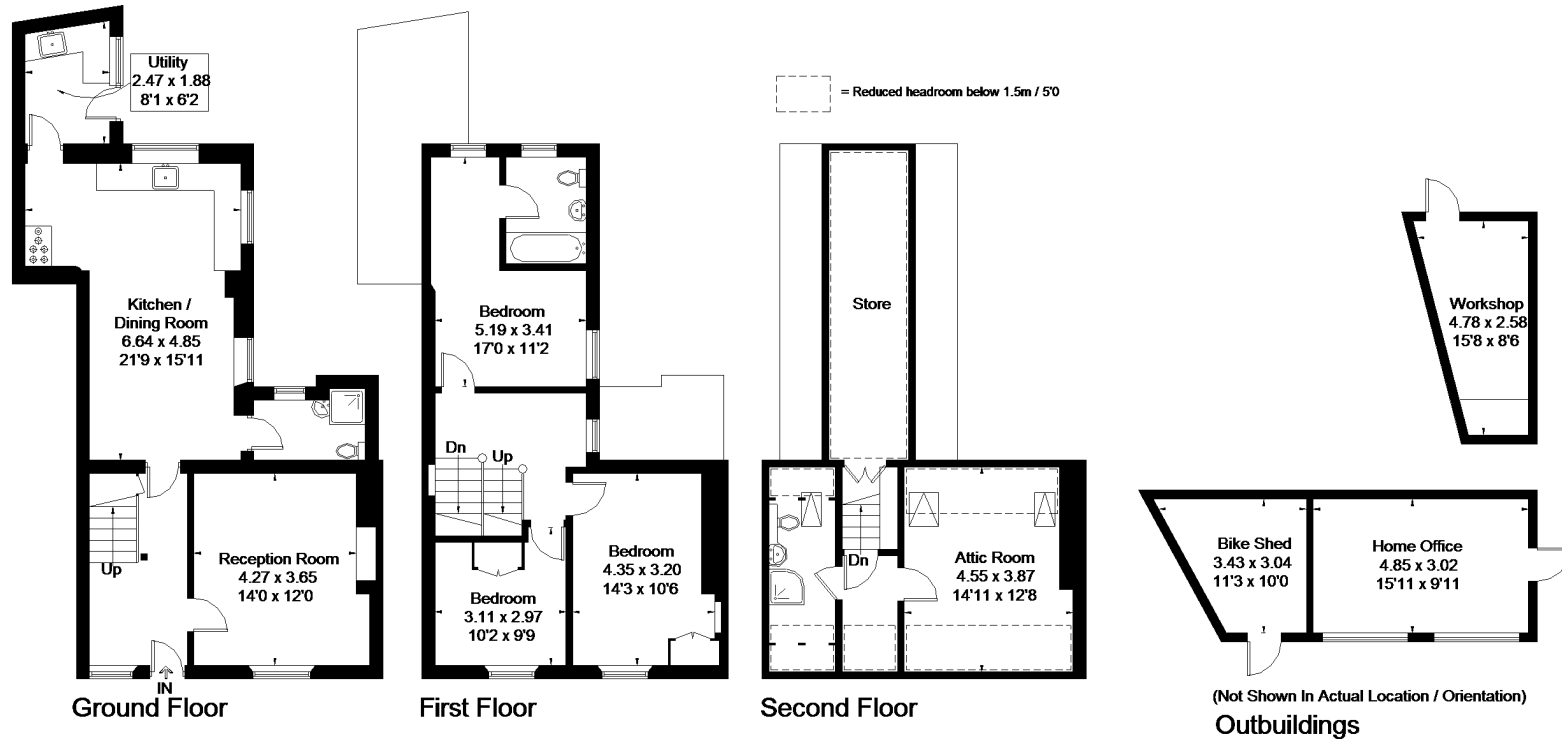


# Main Street, Tingewick, Buckingham

Approximate Gross Internal Area = 159.6 sq m / 1818 sq ft

Outbuildings = 32.3 sq m / 348 sq ft

Total = 191.9 sq m / 2066 sq ft



FLOORPLANZ © 2016 0845 6344080 Ref: 172871

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



