



59 High Street, Weedon,
Buckinghamshire, HP22 4NS

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY





Aylesbury 3 miles (Marylebone 55 mins), Leighton Buzzard 5 miles (Euston 45 mins), Distances approx
59 HIGH STREET, WEEDON, BUCKINGHAMSHIRE, HP22 4NS

AN EXTREMELY WELL PRESENTED PERIOD COTTAGE IN A HIGHLY REGARDED VILLAGE WITH AN 80FT GARDEN.

Refitted Kitchen, Sitting Room with Fireplace & Woodburning Stove, Two Bedrooms, Shower Room, Loft Room. Garden with Patio and Lawn. Upvc Double Glazed Windows

Guide Price £270,000 Freehold



LOCATION

Weedon is a small but exceptionally popular village located to take advantage of the excellent road and rail network. It has won awards in the past, more recently the Gurney Cup for best kept village. There is a 400 year public house, a chapel and village hall and a play area for children. Aylesbury is about 3 miles away and Leighton Buzzard about 9 miles away, with trains reaching London Marylebone in about 55 minutes and London Euston in about 35 minutes. Both the M40 and M1 are accessible as is the major centre of Milton Keynes.

SCHOOLING

There are excellent schools in the area including the junior school in Whitchurch, the Grammar Schools in Aylesbury and Buckingham and, in the private sector Swanbourne Preparatory and Stowe School.

VIEWING

Strictly through the vendors agent.

DIRECTIONS

From Aylesbury take the A413 towards Winslow/Buckingham and after approx 3 miles turn right signposted to Weedon. In the village turn left at the junction into the High Street. Continue on the road and the cottages will be found on the left. A walkway in the middle leads through to the rear of the cottages, number 59 is on the right.



DESCRIPTION

Number 59 High Street is in a row of nineteenth century cottages locally known as 'The Barracks', a term coined from Lord Nugents time in the village when it is said the local militia were marched from the cottages to the lawn of his house The Lillies.

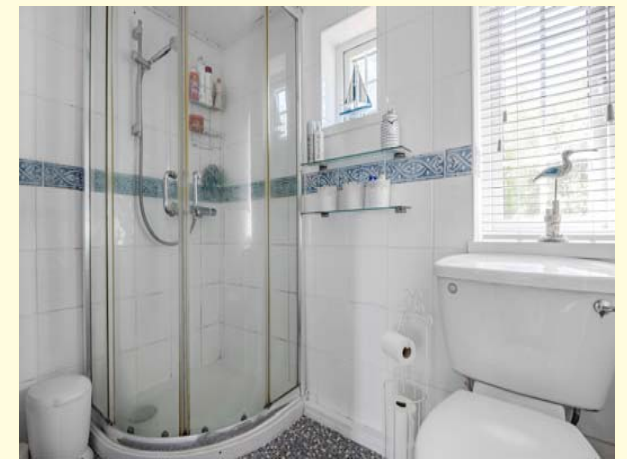
The present owner has much improved the cottage, having upgraded the heating system, installing a new kitchen, and refurbishing the roof. At the entrance is a double glazed door into the recently replaced kitchen which now has country cream units, granite effect worktops, and complimentary metro style tiling. There is a one and half bowl sink with a 'Britannia' chrome mixer tap, space for an oven, a washing machine (plumbing in situ), and a fridge/freezer beneath the stairs. The kitchen has downlighting and concealed lighting and the floor is tiled, this tiling continuing into the sitting room which has wall lights and a fireplace housing a cast iron woodburning stove.

Upstairs on the landing and bedrooms are painted floorboards, there is a large double bedroom, small second bedroom and a shower room. In bedroom two is loft hatch and fold down ladder into an attic room that is carpeted and has a velux window and lighting.

OUTSIDE

The garden is slightly offset and in a strip stretching some 80ft. It is mostly lawn, two thirds of the way down is a raised bed and at the end a patio shaded by mature trees. There are two brick sheds, one in a block to the left of the patio and the other in a separate block on the right hand boundary of the gardens where number 59 has one second from the far end.

Note: The terrace all have rear entrances thus there is a right of way crossing the cottages for access purposes



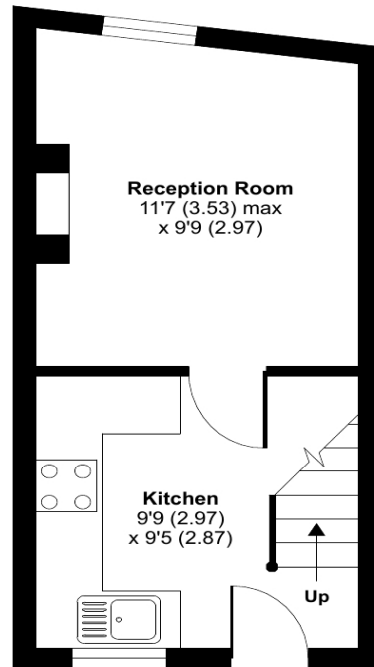


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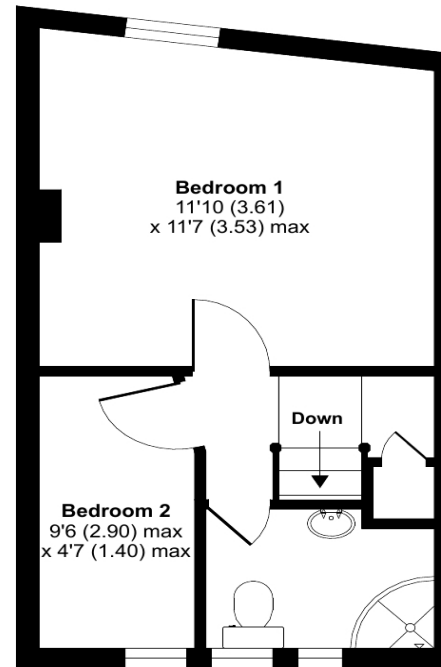
Approximate Area = 527 sq ft / 49 sq m
Limited Use Area(s) = 31 sq ft / 2.8 sq m
Total = 558 sq ft / 51.8 sq m

For identification only - Not to scale

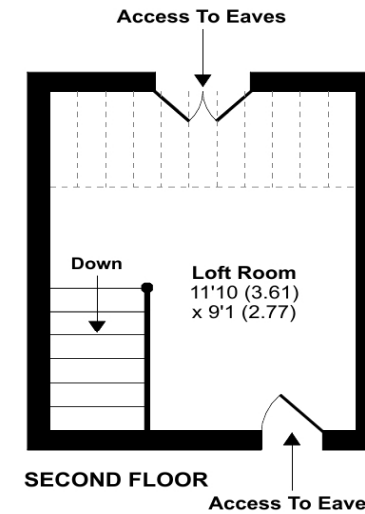
Denotes restricted
head height



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for W Humphries. REF: 882970

IMPORTANT NOTICE

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