



15a Lower Green, Westcott,
Buckinghamshire, HP18 0NS

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



Aylesbury 6 miles (Marylebone 55mins) Thame 9 miles Thame & Haddenham Parkway (Marylebone 35 mins) (distances approx.)

15a LOWER GREEN, WESTCOTT BUCKINGHAMSHIRE, HP18 0NS

A ONE BEDROOM COTTAGE FOR MODERNISATION LOCATED DOWN A NO THROUGH LANE IN A QUIET VILLAGE, WITH PARKING AND 130FT REAR GARDEN

Sitting Room, Kitchen, Bedroom, Bathroom. Off Road Parking. Long Garden

GUIDE PRICE £215,000 Freehold

DESCRIPTION

15a Lower Green enjoys a very pleasant location down a no through lane in Westcott, a small village at the foot of Lodge Hill, the home of Waddesdon Manor.

The cottage requires refurbishment, the walls currently bare plaster and the floors concrete and wood. The double glazed door leads into the sitting room with the staircase to the side. The sitting room opens into the kitchen where there is a small range of white cupboards and roll edge worksurfaces. Spaces are provided for a cooker, fridge/freezer, washing machine and dishwasher. The kitchen and sitting room have ceiling beams and the garden can be accessed from the kitchen.

Upstairs is a double bedroom and a bathroom that has a white suite, a triton shower over the bath, and a macerating toilet.

OUTSIDE

At the front is driveway for parking.

The majority of the back garden is very overgrown but it actually extends to approx. 130 feet comprising of a long, narrow strip.

LOCATION

Westcott is a small village with a combination of modern and period property.

It lies in the Parish of the larger village of Waddesdon and sits at the foot of Lodge Hill and the Rothschild mansion, Waddesdon Manor. There is a delicatessen, shop and excellent school within the village. The former M.O.D site is now the venture park and home to a number of businesses.

Aylesbury is some 6 miles (Marylebone 55 mins.). There is also a station at Haddenham – Thame Parkway, with a fast service to London. Thame is approximately 9 miles with the M40 just beyond. Aylesbury Vale Parkway station provides a frequent service to Marylebone from Fleet Marston.

EDUCATION

Preparatory schools at Ashfold, Swanbourne and Oxford.

Primary and Junior school in Westcott.

Secondary school at Waddesdon.

Public schools at Stowe, Berkhamsted and Oxford.

Grammar schools at Aylesbury.



VIEWING

Strictly via the vendors agent W Humphries Ltd

COUNCIL TAX BAND

A - £1,451.00 per annum

SERVICES

Mains water, drainage and electricity.

DIRECTIONS

From Aylesbury take the A41 Bicester Road towards Bicester. Go through the village of Waddesdon and after a few miles take the left turn to Westcott. Lower Green is near the end of the village on the left hand side.

IMPORTANT NOTICE

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- 6 Most importantly if there is any particular aspect of the property about which you would like further information, we invite you to discuss this with us before you travel to view the property.

