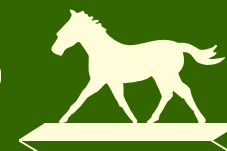




Threeways, Buckingham Road,
Edgcott, Buckinghamshire, HP18 0TR

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



Aylesbury 12 miles, Bicester 8 miles, (Marylebone 55 & 70 mins respectively) M40 Jnc 9 10 miles. (all times & distances approx)

THREEWAYS, BUCKINGHAM ROAD, EDGCOTT, BUCKINGHAMSHIRE, HP18 0TR

A RARE FIND. DETACHED BUNGALOW FOR MODERNISATION IN A 0.6 ACRE PLOT INCLUDING A HALF AN ACRE Paddock. SEMI RURAL LOCATION, VIEWS, & OUTBUILDINGS

**Hall, Kitchen, Boot Room/Utility Room, Sitting Room, 2 Bedrooms, Bathroom. Garage.
Shed/Workshop. Old Stables. Gardens. Paddock**

GUIDE PRICE £500,000 Freehold

LOCATION

Edgcott is a small village situated in the Vale of Aylesbury about 8 miles to the south east of Bicester and 12 miles to the north west of the county town of Aylesbury. The village consists of period houses and cottages with some conversions of old farm buildings.

St Michael's gothic church of the 14th and 15th centuries is in the main the church you see today. General stores can be found in Calvert and Grendon Underwood (the latter with a post office) Public houses/restaurants in Kingswood.

The surrounding market towns and villages provide a wealth of historical and interesting places to visit including Waddesdon Manor, Claydon House and Quainton Steam Railway. Extensive shopping facilities are situated at Bicester, Buckingham and Aylesbury.

The A41 provides easy access into Aylesbury, Bicester and the M40 network. Rail connections are fast and convenient on the Chiltern Turbo reaching London Marylebone in under an hour from

Aylesbury. Services to Euston are available from Cheddington and Leighton Buzzard. The Aylesbury line has been extended to Aylesbury Vale Parkway station which provides a frequent service to Marylebone from Fleet Marston.

EDUCATION

Preparatory schools at Ashfold, Swanbourne and Oxford.
Village Primary School at Grendon Underwood
Waddesdon Secondary School.
Public schools at Stowe, Berkhamsted and Oxford.
Grammar Schools at Aylesbury.

DESCRIPTION

Threeways occupies a semi-rural position backing onto fields with a very pleasant open view. The property offers the opportunity to be completely updated with possibilities to convert the loft space and/or extend the accommodation (subject to the necessary consents). The substantial plot consists of a large garden and circa half an acre of grass paddock. Alongside that are outbuildings comprising the old stabling and a garage with a workshop.



Currently off the main hall in the bungalow are two double bedrooms and a bathroom, and at the far end a reception room with a working fireplace, the kitchen, and boot room/utility room. The interior really requires modernisation, certainly decoratively, and represents a 'blank canvas.'

The gardens occupy each side of the bungalow and a lawn is to the rear. One side is paved with a kidney shaped pond and the other is an allotment area that has two greenhouses.

There is a detached brick garage and adjacent an attached workshop/shed.

Looking over the paddock are two buildings (formerly stables) on a brick base, and each has power and lighting. The paddock is level pasture and has a wonderful backdrop of fields and countryside.

COUNCIL TAX

Band D £2,177.00 per annum

SERVICES

Mains water, drainage and electricity. Oil fired central heating.

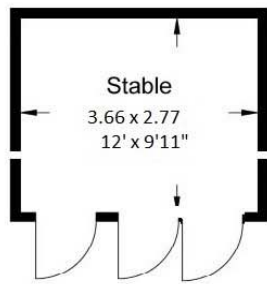
VIEWING -Strictly via the vendors agent W Humphries LTD

DIRECTIONS

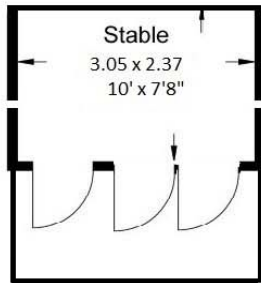
From Aylesbury take the A41 towards Bicester and continue through Waddesdon and then through Kingswood. A mile or so past Kingswood turn right signposted to Grendon Underwood and Edgcott and proceed on this road into Edgcott. The property is at the end of the village on the right hand side immediately prior to the turning into Lawn Hill.



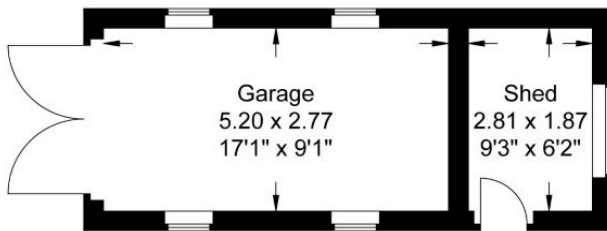
Approximate Gross Internal Area = 148.97 sq m / 1603.50 sq ft
 Garage = 20.71 sq m / 222.92 sq ft
 STABLES/OUTBUILDINGS = 17.37 sq m / 187.00 sq ft
 Total Area = 187.05 sq m / 2013.39 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



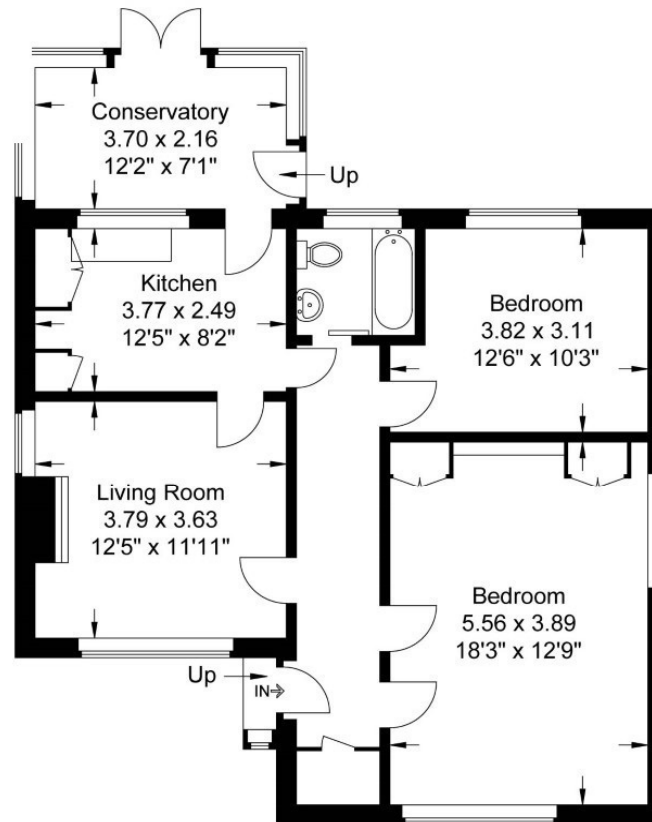
Outbuilding



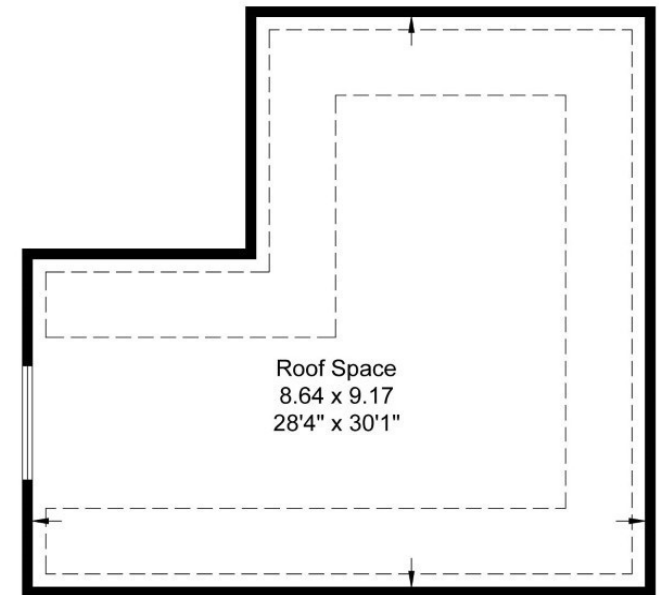
Outbuilding



Garage



Ground Floor



Roof



IMPORTANT NOTICE

W. HUMPHRIES for themselves and as Agents to the Vendors of the property give notice that:

- 1 These particulars have been prepared to give a fair overall description of the property whilst some descriptions are inevitably subjective, all information is given in good faith. No statement within these particulars should be relied upon as being either a statement or a representation of fact. The descriptions within do not contribute part of any offer or contract.
- 2 All measurements, areas and distances mentioned in these particulars are approximate and are issued as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.
- 3 Photographs incorporated within these particulars show only certain parts of the property and no assumptions should therefore be made in respect of parts of the property which may not be shown.
- 4 Nothing in these particulars should be seen as a statement that the property or any fixture described is in good condition or otherwise. Purchasers must satisfy themselves as to the condition of any property or item included within the sale. None of the appliances or services mentioned in these particulars have been tested by W. Humphries and no warranty is given or implied by them that they are in good working order.
- 5 If reference is made either to alterations to the property or a change of use, no warranty is given by W. Humphries or the Vendors/Lessors that any planning or other consents or Building Regulations approval has been obtained. Where references are made to potential uses (subject to planning) this information is given in good faith although purchasers must take their own enquiries to the relevant authorities.
- 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.

