



**9 Rosamonds Cottages, Kingswood,
Buckinghamshire, HP18 0RG**

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



Aylesbury 8 miles (Marylebone 55 mins), Bicester 7 miles (Marylebone 70 mins), M40 10 miles (Distances approx)
9 ROSAMONDS COTTAGES, KINGSWOOD, BUCKINGHAMSHIRE, HP18 0RG

AN EXTENDED 1940's PROPERTY IN A PLEASANT VILLAGE WITHIN THE WADDES DON SCHOOL CATCHMENT. GOOD SIZE PLOT AND STUNNING OPEN PLAN KITCHEN/DINING AND LIVING SPACE WITH BI-FOLD DOORS INTO THE GARDENS.

Porch, Hall, Sitting Room with Woodburning Stove, Kitchen/Dining/Living Room, Utility Room, Cloakroom, 3 Bedrooms (1 Ensuite), Bathroom. 60ft Rear Garden, Plenty of Parking on Concrete and Shingle Driveway.

GUIDE PRICE £585,000 Freehold

DESCRIPTION

A 1940's semi detached house, a style known for their solid build, good plots and space. The current owners have dramatically extended the property and created a ground floor on most people's wish list.

At the entrance is an enclosed porch and then a hall where the staircase doglegs upwards and there are understairs and another storage cupboard provided. The front sitting room is of comfortable proportions and in the corner has a lovely old stock brick fireplace and cast iron woodburning stove set on a slate hearth. The showpiece though is the kitchen, dining and living room with bi-fold doors that open out to the garden. A substantial area, the kitchen section fitted with white units and solid wood worktops and there is a large island of the same design. Integrated are a dishwasher, fridge/freezer and a combination microwave and oven, and in the island is a spot for a cooking range. The use of the room is versatile, its wow factor is striking.

Off here is a utility room with more cupboards and worktops incorporating a butlers sink, and finally a cloakroom that has a wc and wash basin.

Aside from the sitting room all of the ground floor is adorned with beautiful Italian wood effect porcelain flooring and much of the ground floor has underfloor heating.

Upstairs on the landing is a big closet. The guest bedrooms can accommodate double beds and the front bedroom enjoys superb views over fields. There is a

stunning main bedroom with a shower room and bespoke wardrobes, drawers and a window seat along one wall. In the bathroom is a smart contemporary white suite and above the bath a Mira shower and complimentary screen.

OUTSIDE

The Italian porcelain flooring cleverly continues onto the terrace to give the indoor/outdoor transition a seamless flow. Nearly half the terrace is sheltered by a covered pergola that benefits from lighting. Most of the garden is lawn, a flower bed runs down the side and at the bottom is a tall conifer hedge and a 10ft x 8ft shed that has power and a light.

The frontage comprises a concrete hardstanding driveway for 2 vehicles and further parking is available on the shingle. Gated access to the rear.

AGENTS NOTE: The property has a large loft offering scope for possible conversion.

COUNCIL TAX – Band C £1,947.35 2024/5

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

LOCATION

Kingswood has an excellent Italian restaurant and the extremely popular Akeman Inn restaurant whilst the larger village of Grendon Underwood is approximately one mile away with the village school, post office and general store. The hamlet as the name suggests was formerly land appropriated to the crown and known as 'The Lords, Kingswood' with the exception of the Elizabethan age when it was designated as Queenswood. The history of the hamlet is entwined with Grendon Underwood, indeed the parish line runs through the centre of Kingswood. There are pretty period properties to be found, some dating from the seventeenth century.

The surrounding market towns and villages provide a wealth of historical and interesting places to visit including Waddesdon Manor, Claydon House and Quanton Steam Railway. Extensive shopping facilities are situated at Bicester Village Retail Outlet and at the refurbished Friar's Square Centre in 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 or a trip through the back roads to Haddenham and Thame parkway will get you to Marylebone in 35 minutes. Services to Euston are available from Cheddington and Leighton Buzzard. The Aylesbury line has been extended 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.

VIEWING

Strictly via the vendors agent W Humphries Ltd

DIRECTIONS

From Aylesbury take the A41 towards Bicester and continue through the village of Waddesdon and on into Kingswood. Turn left signposted to Brill and Wotton Underwood and Rosamonds Cottages are on the right.

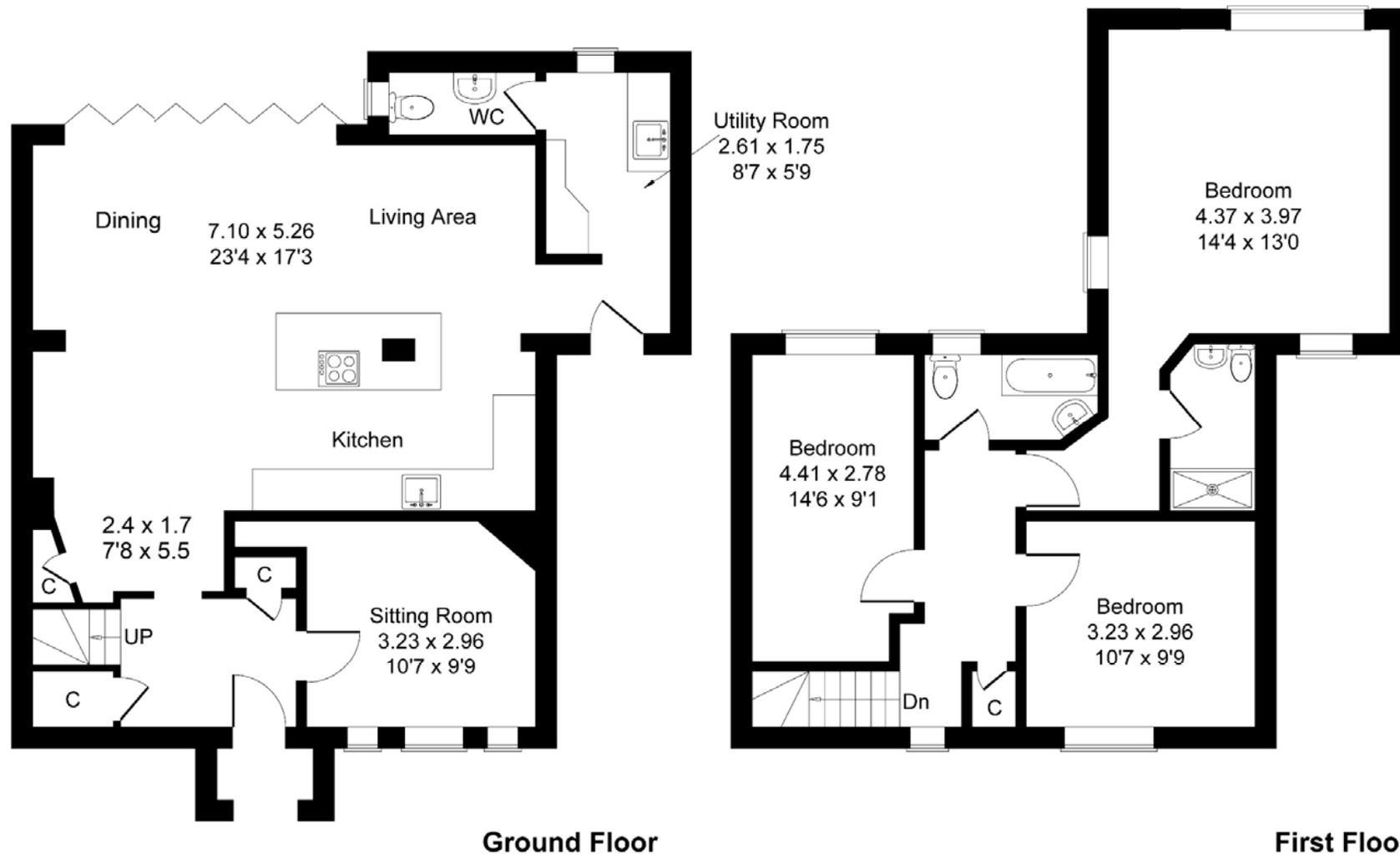




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Approximate Gross Internal Area
126.15 sq m / 1357.86 sq ft

Illustration for identification purposes only,
measurement are approximate, not to scale,
produced by The Plan Portal 2025.











Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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