



Quadrant Estate Agents

£650,000



## Crenlyn, Scotts Lane

Marsh Gibbon, OX27 0EZ

A beautifully refurbished three-bedroom detached cottage nestled in the heart of the picturesque Buckinghamshire village of Marsh Gibbon. This charming, light-filled home blends character and comfort with a thoughtfully modernised layout, offering versatile living for families and home-workers, along with a superb, detached garage/workshop.

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## ACCOMMODATION

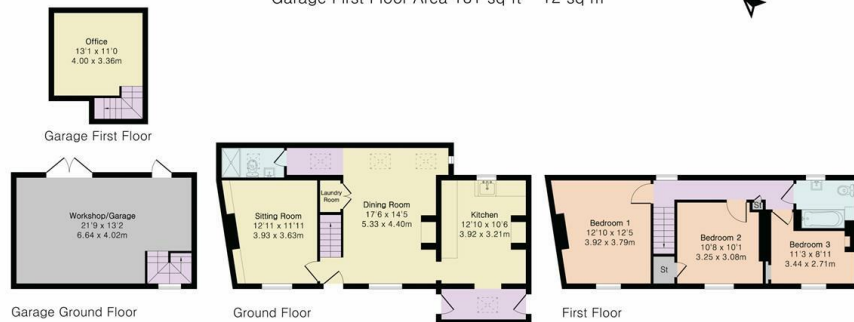
**Approximate Gross Internal Area 1109 sq ft - 103 sq m  
(Excluding Garage)**

Ground Floor Area 635 sq ft - 59 sq m

First Floor Area 474 sq ft - 44 sq m

Garage Ground Floor Area 287 sq ft - 27 sq m

Garage First Floor Area 131 sq ft - 12 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.