



A fantastic opportunity to purchase a substantial link-detached handsome period home dating back to 1830, with five double bedrooms, and flexible reception rooms, along with a double garage and private garden in the Buckinghamshire village of Twyford.

A generous reception hallway welcomes you into this impressive family home and leads to the inner hallway which provides access to the reception rooms, kitchen and stairs to the first floor.

The sitting room is without doubt one of the standout features, with high ceilings, multiple windows and a feature fireplace it offers the perfect space for large gatherings and entertaining.

The dining room is also generous in size, with a fireplace and a door leading to the garden it is perfect for formal dining. It would also make for a lovely family room.

The kitchen/dining room is to the rear of the property. Fitted with a good number of floor and eye-level units and space for all the usual appliances, there is also plenty of space for a table and chairs for casual dining and relaxing weekend brunches.

A store room off the kitchen provides practical storage space, and the boiler room is another gem for storage space.

For those who work from home there is a study to the front of the property, and a cloakroom completes the ground floor accommodation.

The first floor feels equally spacious. With a generous landing leading to the five double bedrooms, and the family bathroom.

The principal bedroom suite is worthy of special note, with views over farmland to the front, a good number of fitted wardrobes, it also boasts a large en-suite bathroom.

Outside the garden is enclosed to the front by mature hedging. Whilst it's mainly laid to lawn there is also a patio area for outside entertaining and BBQ's

In addition to the garden at the front of the property there is a courtyard low maintenance garden to the rear, which would make for a lovely vegetable or a herb garden, or just somewhere to relax with a cup of coffee in the mornings.

This is a rare opportunity to acquire a substantial country home with exceptional lifestyle features, combining rural charm, in a Buckinghamshire village within the catchment for Gammer schools and amenities.

Twyford is a village and civil parish in the Aylesbury Vale District of Buckinghamshire. It is approximately

2 miles West of Steeple Claydon and 4 miles North-East of Bicester. The village has a public house called The Crown, a shop with a coffee shop, post office, a school and a C of E Church which dates back to the 12th Century.

The nearest train stations are Bicester North, Bicester Village Station and Aylesbury, which offer commuting links to London Marylebone in under 45 minutes.

The M40, junctions 9 and 10 are approximately 10 miles away.

Bicester has a number of supermarkets, leisure facilities, and a wide range of restaurants. A more extensive range of shopping facilities can be found in Aylesbury and Milton Keynes.





Accommodation Comprises:

Ground Floor - Entrance Hallway, Sitting Room, Dining Room, Study, Kitchen/Dining Room, Boiler Room, Cloakroom.

First Floor - Large Landing, Principal Bedroom With En-Suite Bathroom, Four Further Double Bedrooms, Family Bathroom.

Outside:

Driveway Parking For Several Vehicles, Double Garage, Wrap Around Garden To Two Sides.

Services:

Oil Fired Central Heating

Mains Water

Mains Drainage

Standard Construction

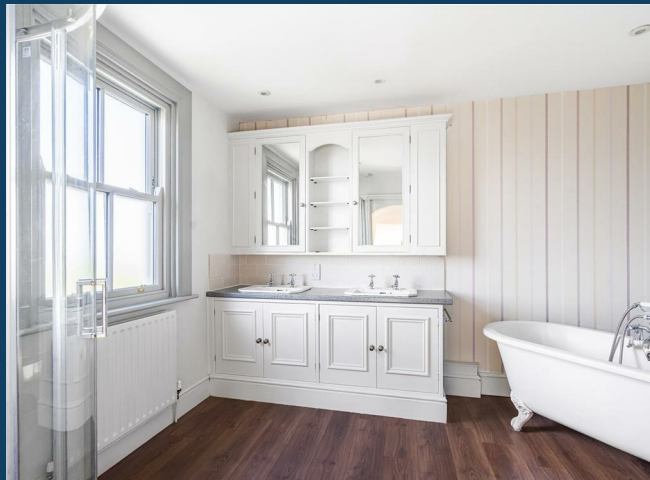
Tiled Roof

Broadband - Please Check Speed With Ofcom

Mobile Phone Coverage - Please Check Coverage With Ofcom

Local Authority - Buckinghamshire Council

Council Tax Band - G





Approximate Gross Internal Area 3122 sq ft - 290 sq m

Ground Floor Area 1542 sq ft – 143 sq m

First Floor Area 1580 sq ft – 147 sq m

Garage Area 406 sq ft – 38 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

