



3 Buckingham Road | Steeple Claydon |  
Buckinghamshire | MK18 2QA



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Williams Properties are delighted to welcome to the market this charming three bedroom semi-detached cottage in the village of Steeple Claydon, near Buckingham. This piece of Steeple Claydon's history combines period charm and spacious accommodations with off road parking and a courtyard garden. Viewing is a must on this excellent cottage, ideal for a first time buyer.

## Guide price £300,000

- Period Cottage
- Semi-Detached
- Village Location
- Gas Central Heating
- Three Bedrooms
- Off-Road Parking
- En-Suite to Master
- Viewing Strongly Advised

### Steeple Claydon

Steeple Claydon is a village and civil parish in the Aylesbury Vale district of Buckinghamshire, England. The village is about 5 miles south of Buckingham, 5 miles west of Winslow and 7 miles northwest of Waddesdon. Steeple Claydon is now one of the largest villages in the Aylesbury Vale. It has two public houses, a Co-op supermarket, a newsagent, a bakery, a post office, a hairdresser, a fish & chips shop, a Chinese Takeaway, a dentist, a doctor's surgery and two garages. There are excellent transport links.

### Local Authority

Aylesbury Vale District Council

### Council Tax

Band C

### Services

All main services available

### Entrance

The main entrance is flanked by a small front garden which is enclosed with a low level picket fence and with driveway to the side. Entrance via front door into porch, with door leading into the lounge.



The village of Steeple Claydon is situated approximately 14 miles north of Aylesbury and approximately 5 miles outside of the market towns of Buckingham and Winslow. The village offers residents a range of facilities including schooling, shop and public houses.



**Sitting Room**

Sitting room comprising of carpet laid to floor, living flame gas fireplace to one wall and window to the front aspect, with light fittings to ceiling and walls and staircase rising to the first floor. Door leading into dining room. Space for a sofa and other furniture.

**Dining Room**

Dining room comprising of carpet laid to floor and doors opening to the rear courtyard. Archway leading directly to kitchen. Space for a dining set and other furniture.

**Kitchen**

Spacious kitchen comprising of vinyl flooring and lighting to ceiling, with a range of base and wall mounted units, work top, integrated dishwasher, inset sink with draining board and mixer tap, range style oven and extractor fan. Space and plumbing for washing machine, tumble dryer and upright fridge/freezer. Door leading to passage to master bedroom and en-suite.

**Master Bedroom and En-Suite**

Master bedroom comprising of carpet laid to floor, lighting to ceiling and frosted window to the outside aspect, with a door leading into the bathroom. Space for a double bed and other bedroom furniture. En-suite bathroom comprising of panelled bath tub, low level WC and pedestal hand wash basin, with tiling to splash sensitive areas of the walls.

**Bedroom Two**

Bedroom two comprising of carpet laid to floor, window to the front aspect, two storage cupboards and space for a bed and other furniture. Door leading to bedroom three.

**Bedroom Three**

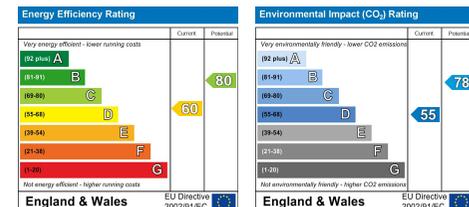
Spacious loft bedroom comprising of carpet laid to floor with velux style windows to the ceiling, wall mounted radiator and space for a bed and other furniture.

**Main Bathroom**

Main bathroom suite comprising of corner bathtub, low level WC and pedestal hand wash basin, light to ceiling and window to the outside element.

**Outside and Parking**

There is an enclosed courtyard garden with access to the front of the property, off road parking for two vehicles and access to two storage sheds.





### Ground Floor

Approx. 65.6 sq. metres (705.6 sq. feet)



Total area: approx. 110.4 sq. metres (1188.0 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.  
Plan produced using PlanUp.



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For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.