



High Street

| Westcott | Buckinghamshire | HP18 0PH



**Williams**  
PROPERTIES

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Williams Properties are delighted to showcase this imposing detached family home in the sought after village of Westcott, Buckinghamshire. Situated on the main High Street, this superb property combines spacious internal accommodations with a large driveway and rear garden to provide a terrific opportunity for a growing family in a rural setting. The property boasts spacious living room, study, kitchen/diner and utility room to the ground floor, and three bedrooms and a bathroom to the first floor. Outside, there is a garage, driveway, and well manicured rear garden. An internal viewing of this property is strongly advised to truly appreciate the scope it provides.

## Offers in excess of £450,000

- Three Bedroom Detached House
- Sought After Village
- Waddesdon School Catchment
- Spacious Layout
- En-Suite to Master
- Stunning Rear Garden
- Garage and Large Driveway
- Viewing Highly Advised

### Westcott

Westcott Village is a rural Bucks village with a Church and C of E Primary School, the village also falls into the catchment of the Waddesdon secondary school. Westcott is well positioned with easy access towards Thame, Bicester, Aylesbury and Oxford. Rail links to London and Birmingham can be accessed from either Haddenham, Aylesbury or Bicester.

- Aylesbury approx: 9 Miles
- Bicester approx: 10 Miles
- Thame approx: 10 Miles
- Oxford approx: 24 Miles
- Milton Keynes approx: 22 Miles

### Local Authority

Aylesbury Vale District Council

### Services

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

### Council Tax

Band F

### Entrance

Entrance via front door into hallway, with doors off to living room and kitchen/diner, with stairs rising to the first floor.

### Living Room

Lounge comprising of carpet laid to floor and lighting and coving to ceiling, with window to the front aspect, wall mounted radiator panel and doors opening to the rear, decorative fireplace, ample space for a three piece suite and other furniture.



The village of Westcott lies almost halfway between Aylesbury and Bicester, and provides residents with a church and village primary school. Amenities are located approximately one mile away in Waddesdon whilst a more extensive range of shopping and leisure facilities is found in Aylesbury or Bicester, both accessible via the A41.



### Kitchen/Diner

Spacious kitchen/diner with access into the utility room and study, and with access to the rear garden via a porch. Lighting and coving to ceiling, with a range of base and wall mounted units, work top, inset sink with draining board and mixer tap, inset hob, integrated double oven, space and plumbing for a dishwasher and fridge/freezer. Window to the rear garden. Space for a dining set and other furniture. Door to understairs storage cupboard. Door to utility room and study.

### Utility Room

Utility room comprising of worktop with space and plumbing under for washing machine and dishwasher, window to the front, door into study.

### Study

Study with carpet laid to floor and lighting to ceiling, with window to the front aspect, wall mounted radiator panel and space for a range of furniture.

### First Floor

Carpeted stairs rising from the ground floor to the first floor landing, with doors to all three bedrooms and the bathroom. Loft hatch to ceiling above.

### Master Bedroom and En-Suite

Master bedroom comprising of carpet laid to floor and lighting to ceiling, with window to the front aspect, wall mounted radiator panel, space for a double bed and other furniture. Door into en-suite shower room comprising of low level WC, hand wash basin and enclosed shower stall, with towel rail and window to the front aspect.

### Bedroom Two

Bedroom two comprising of carpet laid to floor and lighting to ceiling, with window to the front aspect, wall mounted radiator panel, built in wardrobe/storage cupboard and space for a double bed and other bedroom furniture.

### Bedroom Three

Bedroom three comprising of carpet laid to floor and lighting to ceiling, with window to the rear aspect, wall mounted radiator panel, built in wardrobe/storage cupboard and space for a double bed and other bedroom furniture.

### Bathroom

Spacious four piece bathroom suite comprising of bathtub, enclosed shower stall, low level WC and hand wash basin, with tiling to floors and walls, towel rail and window to the front aspect.

### Rear Garden

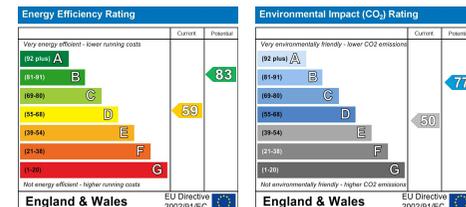
Superb manicured rear garden comprising of a large patio area leading to an expanse of lawn, with various trees and shrubs to the borders, and enclosed with fencing. There is access to the garage and back to the front of the house via a side gate.

### Garage and Driveway

Well maintained front garden with lawn, with a driveway alongside leading up to a garage. Garage with up and over door and providing light and power.

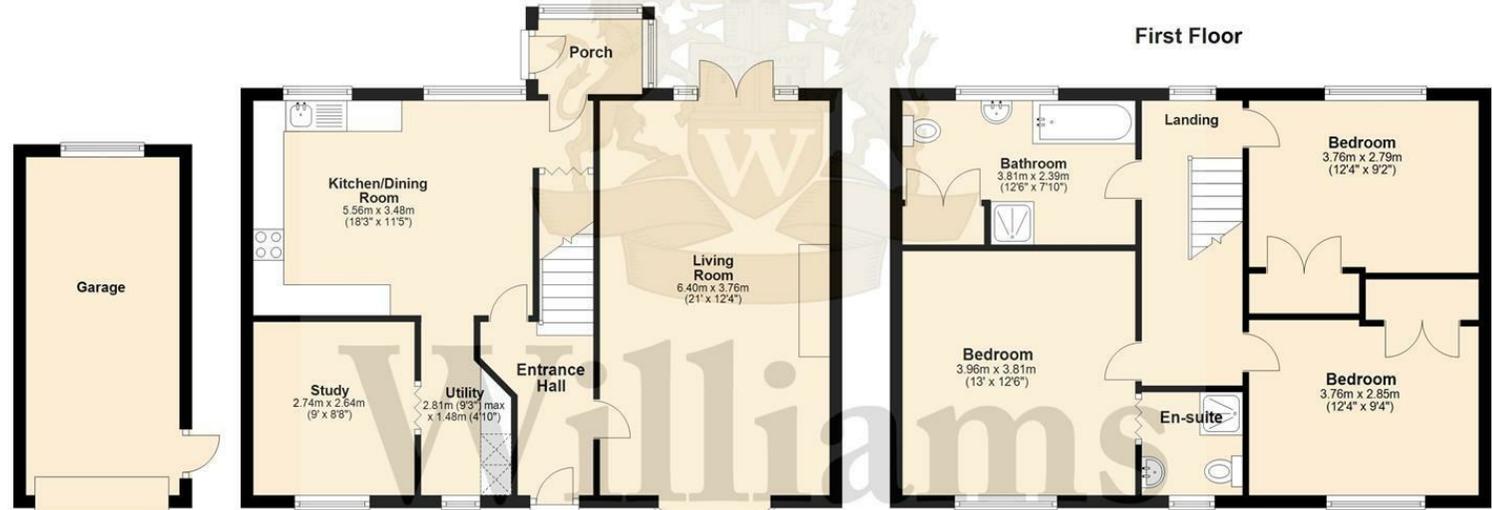
### Buyer Notes

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.





### Ground Floor



Total area: approx. 136.8 sq. metres (1473.0 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.



Williams Properties  
8-10 Temple Street  
Aylesbury  
Buckinghamshire HP20 2RQ

Email: [sales@williamsaylesbury.co.uk](mailto:sales@williamsaylesbury.co.uk)  
Web: [www.williamsaylesbury.co.uk](http://www.williamsaylesbury.co.uk)  
Tel: 01296 435600

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.