



Paddock Cottage Main Street

Poundon | Bicester | Buckinghamshire | OX27 9BB



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Williams Properties are delighted to welcome to the market this unique four bedroom semi-detached property in the quiet village of Poundon, Buckinghamshire. This stunning property consists of a kitchen, dining room, living room, conservatory, downstairs WC, three double bedrooms and a four piece bathroom suite. Further living accommodation consists of a separate annexe with a living area, bedroom area, kitchen area and a shower room. Outside there is a large rear garden with views over fields to the rear, double garage and a large driveway with ample parking for multiple vehicles. Viewing is highly recommended on this stunning property, ideal for a family home.

Guide price £650,000

## Poundon

Poundon is a hamlet and a civil parish in Aylesbury Vale district in Buckinghamshire, England. It is located near the Oxfordshire border, about four miles northeast of Bicester and three miles southwest of Steeple Claydon. There is a bed and breakfast nearby and a local public house within walking distance; Sow & Pigs.

## Council Tax

Band D

## Local Authority

Buckinghamshire Council

## Services

Mains electric and water, with oil heating.

## Entrance

Enter via the front door into the entrance hall. There are doors leading into dining room and downstairs WC.

## Dining Room

Dining room consists of wooden flooring, door leading into the kitchen, bay window to the side aspect and an opening leading into the living room. There is space for a dining set and other dining room furniture.





- Four Bedrooms
- Separate Annexe
- Views Over Fields to the Rear
- Conservatory
- Semi-Detached Cottage
- Village Location
- Large Driveway
- Viewing Highly Recommended

#### Living Room

Living room consists of carpet laid to the floor, bay window to the front aspect, log burner and a door leading into the conservatory. There is space for a three piece suite and other living room furniture.

#### Conservatory

Conservatory consists of vinyl flooring, windows to the surround and double doors leading into the rear garden. There is space for a range of different furniture.

#### Kitchen

Kitchen consists of tiles laid to the floor and a range of base mounted units, with wooden worktops. Inset Belfast sink and mixer tap. There is space for a free standing oven and fridge/freezer. Windows to the rear and side aspects, built in storage cupboard and a door leading into the inner hallway.

#### Downstairs WC

Downstairs WC consists of tiles laid to splash sensitive areas and a window to the front aspect. There is a hand wash basin and low level WC.

#### First Floor

Carpeted stairs rise up to the first floor landing. There are doors leading into all three bedrooms and the bathroom.



The hamlet of Poundon is situated in a quiet rural area of Buckinghamshire. The nearby market town of Bicester, 5 miles, provides for all every day needs as well as having two mainline railway stations with services direct to London Marylebone. Further amenities lie in the nearby town of Aylesbury.



### Bedroom One

Bedroom one consists of carpet laid to the floor, built in wardrobe and windows to the side aspect. There is space for a double bed and other bedroom furniture.

### Bedroom Two

Bedroom two consists of carpet laid to the floor, built in wardrobe and windows to the front aspect. There is space for a double bed and other bedroom furniture.

### Bedroom Three

Bedroom three consists of carpet laid to the floor and a window to the rear aspect. There is space for a double bed and other bedroom furniture.

### Bathroom

Four piece bathroom suite consists of tiles laid to the floor and to the surround. There is a free standing bathtub, shower cubicle, hand wash basin and low level WC. Window to the front aspect.

### Garden

Garden with patio leading out from the conservatory and inner hallway, with grass and a concrete driveway laid to the remainder. There is a door leading into the annexe and workshop. Double garage to the rear of the property. Views over fields to the rear.

### Annexe

Annexe consists of wooden flooring to the living area and carpet to the bedroom area. Kitchen consists of base mounted units with an inset butler sink. Shower room consists of a shower cubicle, hand wash basin and low level WC.

### Double Garage and Parking

There is a double garage to the rear of the property, with ample driveway parking for multiple vehicles.

### 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.

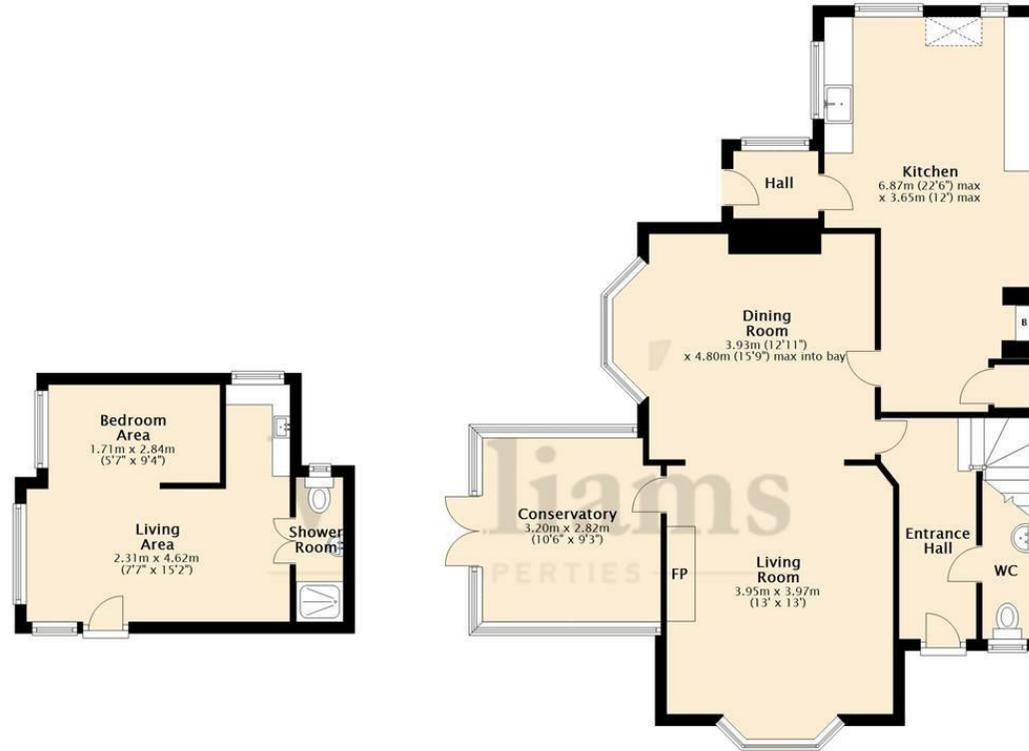
**\*\*AWAITING EPC\*\***

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A				(02 plus) A			
(81-91) B				(01-01) B			
(69-80) C				(00-00) C			
(55-68) D				(00-00) D			
(39-54) E				(00-04) E			
(21-38) F				(01-05) F			
(1-20) G				(11-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	





**Ground Floor**  
Approx. 99.1 sq. metres (1067.1 sq. feet)



**First Floor**  
Approx. 47.8 sq. metres (514.6 sq. feet)



Total area: approx. 146.9 sq. metres (1581.7 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  
Web: 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.