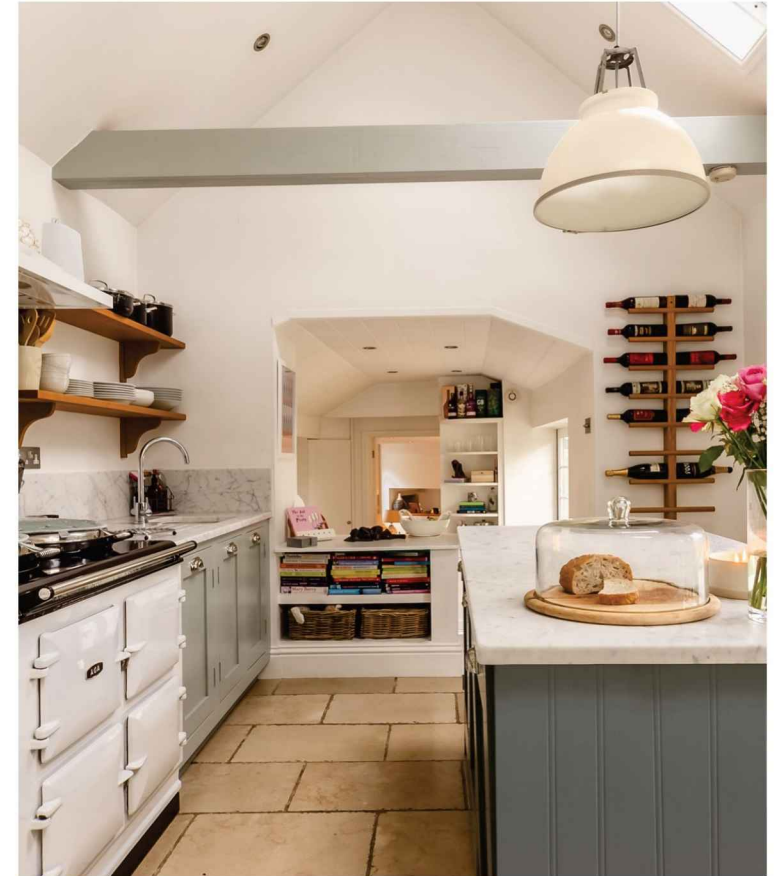


YEW TREE COTTAGE

2, STOCKAWAY, WEEDON, BUCKINGHAMSHIRE, HP22 4NL

Guide Price: £775,000



A THREE DOUBLE BEDROOM 17TH CENTURY DETACHED COTTAGE WITH ORIGINAL FEATURES AND A PERIOD BARN IDEAL FOR GARAGING.

The enclosed rear garden enjoys sun throughout the day and the decking gives you an all day choice of three perfect areas to enjoy.

FINE & COUNTRY



The cottage is deceptively spacious and stepping into the small hall way with its mezzanine staircase you are immediately struck by the contemporary decoration, beautiful Italian stone flooring and innovative storage. To the left through the bespoke handmade oak door you will find the sitting room dominated by the original inglenook fireplace. Even though the cottage has been almost entirely re-plumbed to ensure the central heating keeps you warm during the long winter nights, cosy evenings in next to a real fire are what this room was designed for.

To your right is the charming dining room with a wood burner which leads to the snug/study overlooking the garden. On through to the breakfast room where the sun streams through the French doors and from here there are steps leading up to the kitchen. This well proportioned and stylish room features marble work tops and is designed by people who love to cook for people who love to eat. The Italian stone floor has underfloor heating and a temperature controlled pantry has been created with plenty of storage space.

UPSTAIRS

Each of the double bedrooms have plenty of storage with built-in wardrobes in each and handmade wooden shutters.

The cottage has two bathrooms, with the larger bathroom having a modern roll top bath. The smaller bathroom includes the shower for busy mornings when you need to be on your way more quickly.

ACCOMMODATION

- Sitting Room
- Dining Room
- Snug/Study
- Breakfast Room
- Kitchen
- Family Bathroom
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Family Shower Room
- Rear Garden
- Period Barn/Garage



GUIDE PRICE
£775,000



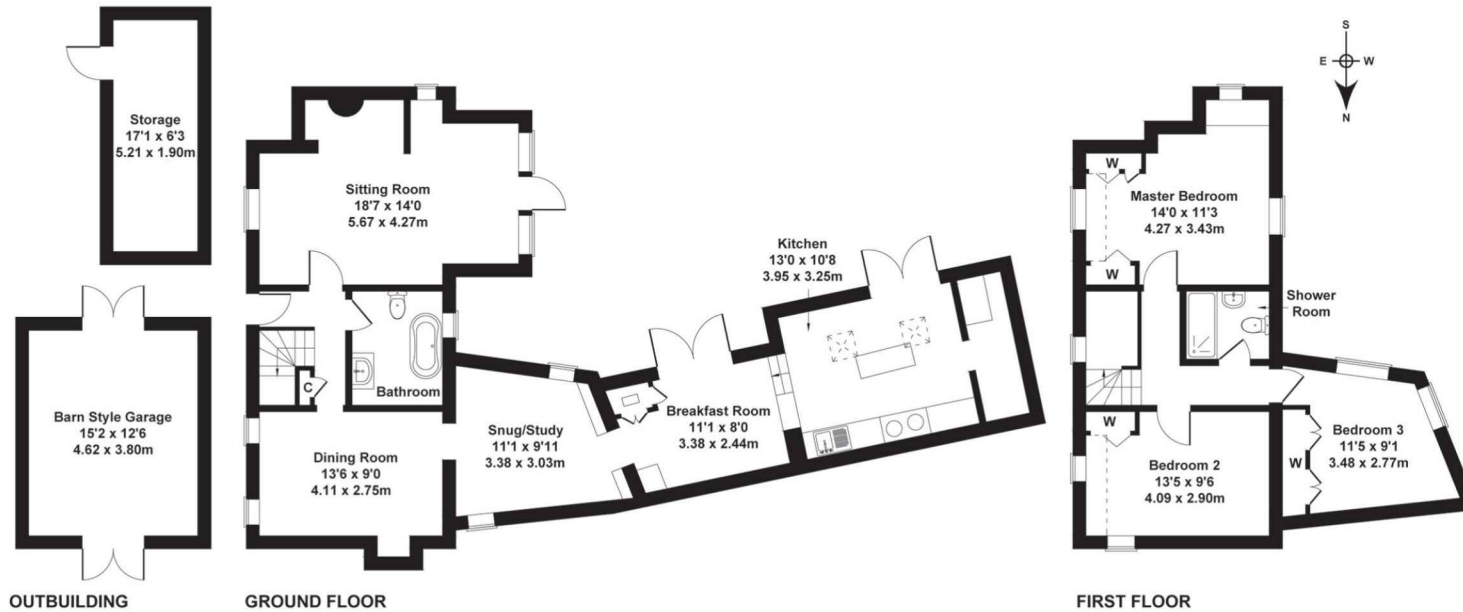






Yew Tree Cottage

Approximate Gross Internal Area
1722 sq ft - 160 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

ADDITIONAL INFORMATION

Mains water, electricity and sewage

Heating: Oil fired central heating to radiators

Postcode: HP22 4NL

Council Tax Band: F

Local Authority: Buckinghamshire Council

Energy rating: Exempt

Further details available on request

LOCATION

Weedon is a small peaceful, friendly village located north of Aylesbury, just 7 minutes by car from Aylesbury station and 15 minutes from Leighton Buzzard station. Next door is an award winning village pub and restaurant which has been voted amongst the top 100 gourmet restaurants in the UK. The village has an active village association which, if you want to be involved is an ideal way of getting to know the locals.

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