CALGARY COTTAGE

A superb character cottage in a most sought after location which is believed to date back to the eighteenth century with a later extension added in the Victorian Times.

FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

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The entrance porch has a tiled floor and a window to each side along with a stained glass door leading to the entrance hall.

The breakfast kitchen, which was the village butcher’s shop for many years, has ample work surfaces, an AGA, a space for a table, a door to the side and four windows which provide a good degree of natural light.
The dining room has a useful storage cupboard, a feature fireplace, an exposed beam and windows to each side. There is access to a boot room which has a door opening out to the driveway.
The sitting room is a lovely reception with original parquet flooring, an open fire and a sash window to the front whilst the family room is the ideal place to unwind after a busy day. There is also an open fire and a sash window providing a lovely view over the front garden.
To the first floor, the landing area has a useful linen cupboard and access to the bedrooms.

The master bedroom has original pine floorboards, a feature fireplace, walk in wardrobe and a sash window to the front whilst the guest bedroom also has a feature fireplace sash window and pine floorboards.
The third bedroom has windows overlooking the kitchen garden and benefits from a stunning en-suite with a central freestanding bath whilst completing the first floor is the family bathroom with a window to the side.
Also benefiting from having immaculate gardens, this beautiful cottage must be viewed to be appreciated.
Twyford is in the parish of Aylesbury Vale and is around four miles North-East of Bicester which is conveniently located for the M40 which provides access to Birmingham, Oxford and London in addition to the train network providing an easy commute to Marylebone.

The county town of Buckinghamshire, Aylesbury began life as a major anglo-saxon market town. It played a great role during the War of the Roses and the English Civil War. The town was designated as the counties primary town in 1529 by King Henry VII, to favour the family of his new wife Anne Boleyn, who’s father owned Aylesbury Manor.

The town contains many notable listed buildings from throughout the centuries including the Jacobean Mansion which was the residence of Louis XVIII during his exile; and the former Aylesbury Grammar School which was established in 1598.

Since the 1960s the town has expanded due to its excellent proximity to London. The town center provides a wealth of restaurants bars and bistros as well as one of the UK’s largest independent arts center’s - The Queens Park Center and the Aylesbury Waterside Theater.

Aylesbury is home to one college of further education, three grammar schools, two upper schools, an acadamey, a university technical college and a many primary schools - providing excellent opportunities for education at every stage.
LOCAL AUTHORITY
Aylesbury Vale

VIEWING ARRANGEMENTS
Strictly via the vendors sole agents Fine & Country on 01295 239 666

WEBSITE
For more information visit www.fineandcountry.com/uk/banbury

OPENING HOURS
Monday to Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 4.30 pm
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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely executed and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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