



The Cottage  
Post Office Lane | Hoggeston | Buckinghamshire | MK18 3LJ

FINE & COUNTRY

# THE COTTAGE

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Nestled in this attractive small Buckinghamshire village surrounded by beautiful countryside "The Cottage" dates back to C17 with alterations C19 and more recent C20 extensions and embodies most people's idea of a character cottage with exposed ceiling beams and cosy reception rooms with fireplaces and offers an abundance of charming features whilst sympathetic extensions offer satisfaction to modern lifestyles.

The Cottage is smartly presented in neutral hues and the current owners have lavished care and attention in the sympathetic renovation of the cottage, with the ridge to the thatched part of the roof programmed for replacement in February 2019. This cottage is most likely to appeal to a buyer whom is seeking out a special location in the countryside with views, a good-sized garden and off-road parking (with lapsed planning consent for a double garage) and is therefore ideal for couples and families.

Stepped brick pathway gives access to timber entrance door leading to:

#### Ground Floor

Dining Hall a good-sized reception room with a feature inglenook fireplace with ornamental cast iron wood burner (currently non-functional) with exposed stonework edges with a heavy timber lintel beam over, exposed ceiling beam. To the front is a window and there is space for eight-seater dining table. From here a stripped pine panel door gives access to

Study/Bedroom 3 currently used as a home office with telephone point and windows to front and side aspects with exposed ceiling timbers. This room could be used as a single bedroom.

From the Dining Hall timber stripped pine panel door gives access to inner hall with stairs rising to first floor and door to Kitchen/Breakfast Room and to:

Shower Room refitted in 2015 with a three-piece white suite comprising corner shower cubicle, W.C. and wash hand basin with chrome effect waste, chrome towel radiator and ceramic tiled floor. Fitted cupboard, extractor fan and recessed spotlights add to the finish of this room.





Kitchen/Breakfast Room refitted in 2015 and located at the rear of the house enjoying views to the rear garden and neighbouring field. The kitchen comprises oak worksurfaces with inset ceramic one and half bowl sink with chrome mixer tap with complimentary ceramic tiled splash back with window over looking rear garden and field. Range of cream shaker style base units comprising cupboards and drawers and matching eye level wall cupboards. Four ring induction hob with stainless steel chimney hood over. Integrated dishwasher. Exposed brick chimney breast with built-in stainless-steel double ovens with pan drawers below. Tall housing providing space for a fridge/freezer. Small island with integrated fridge and shelves to either side. Exposed wall and ceiling timbers. Space for breakfast table. Fitted Utility cupboard with butcher's block worksurface with inset stainless steel sink with mixer tap space and plumbing for washing machine and shelving above.

From the kitchen/breakfast room door gives access to





# Seller Insight

“When we first viewed The Cottage nearly 11 years ago, it was the charm, character and quirkiness that appealed to us. The house provided us with the space that we needed, as well as being in a no-through road and backing onto fields which was a big attraction,” say the current owners.

“We have made a number of improvements during our time here, including the refurbishment of the kitchen in 2015. We opened up the space to include a breakfast area which has made the kitchen much more functional for us, as well as creating a larger area.”

“The location is fabulous. There are lots of nice walks in the area, some of which start at the bottom of the lane and we enjoy walking across the fields to the nearest pub, the Betsey Wynne in Swanboume. There are several interesting shops in Winslow, including a newly opened cocktail bar and a delicatessen with its own bakery. The farm shop on the road to Winslow sells local produce, whilst the farm in Hoggston is open to the public at the weekends for meat, pies and sausages. They also deliver eggs around the village on a Sunday afternoon, as well as hosting regular farmhouse breakfasts and tractor rides in the summer. We have a ‘pop-up pub’ in the village once a month on a Friday night for people to socialise and raise funds towards the upkeep of the church.”

“Outside, the garden is west facing, so on sunny days we get to enjoy the sun all day long with the walnut tree offering a cool respite and shade when required. We enjoy al fresco dining when the weather permits, and we like to look out over the open field where we often see either sheep or cattle grazing.”

“We utilise all of the rooms but probably spend most time in the kitchen/breakfast room and the lounge. The lounge is very cosy in the evening, especially when we have the log burner going.”

“It is a lovely location as it is quiet and peaceful, yet within 15 minutes you can be in Aylesbury, Milton Keynes, Leighton Buzzard and Buckingham.”

“We have had parties both in the house and in the garden during the summer. We held Tania’s 50th birthday celebrations in the house, as well as a garden party for our son’s birthday along with 20 friends and family.”

“We are looking to move, as being Leighton Buzzard born and bred, we are hoping to move back there. We will miss the many friends that we have made in Hoggston, particularly all our immediate neighbours who we get on so well with. It is a very sociable and friendly neighbourhood and, as it is a small village, you soon to get to know pretty much everyone.”\*

\*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







Living Room, a cosy 23'1" (7.05m) reception room with space for a three-seater sofa and two-seater sofa that focus on an exposed brick fireplace with inset cast iron wood burner with heavy timber beam over and quarry tiled hearth. Windows to front side and rear aspects with French doors giving a pleasant outlook onto the patio and rear garden. Exposed ceiling timbers and to the charm of this room.





First Floor

Stair rise from the inner hall to half landing and then rise to landing with stripped pine doors to large wardrobe cupboard and from here access is gained to:





Bedroom 1 a large double aspect double bedroom with space for king sized bed, bedside cabinets and chest of drawers with a dormer windows to front and rear having delightful views over the rear garden and adjoining field. TV point. Loft hatch.

From the half landing steps rise to

Landing having an exposed roof timbers and beam with a dormer window to the rear aspect a very characterful room which would also be suitable for putting a desk in for reading.

Bedroom 2 a delightful double bedroom with space for a king sized bed, bedside tables, chest of drawers and fitted wardrobe running the length of one wall. Natural lighting comes from a dormer window to the front aspect and further character comes from painted exposed roof timbers.

Family Bathroom having a three-piece white suite comprising bath with chrome mixer tap with shower head attachment with mosaic effect ceramic tiled splash back, sink and pedestal, W.C. single glazed leaded glazed window to side aspect and exposed roof timbers.

Door to: Large Airing Cupboard housing lagged hot water tank and providing useful storage space.





Off Road Parking a short walk from the property is a good-sized parking area providing parking for approximately four motor vehicles and having lapsed planning consent for a double garage.

## Outside

Front Garden laid to gravel and and grass with brick stepped pathway to front door

Rear Garden (approximately 61' in length (rounded to the nearest foot) laid to large patio area immediately to the rear of the house and accessed from the Lounge and Kitchen/Breakfast Room and extending to a lawn areas with flower borders and backing onto a field giving a tremendous aspect and being approximately west facing so it a pleasant sunny garden and gets both morning, afternoon and evening sun. Walnut tree. Two timber garden sheds. External oil-fired boiler replaced 2014, Oil tank.









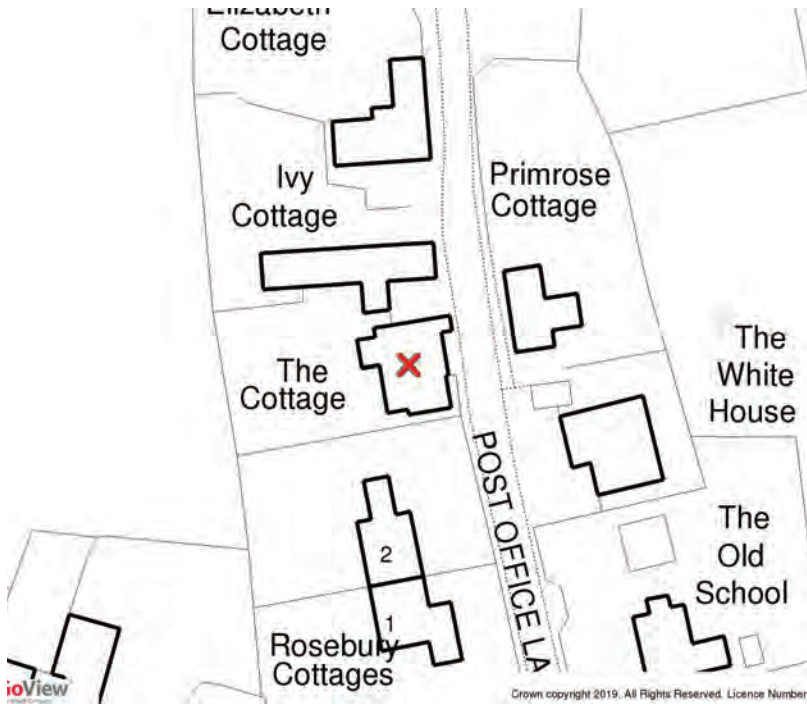
## LOCATION

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Situated in the picturesque village of Hoggeston some 3.5 miles from Winslow, in Buckinghamshire countryside and affording nearby good rail connections in just over 30 minutes to London, which may appeal to commuters who want to find a place they can breathe a sigh of relief as they enter the front door.

Conveniently road access M40 motorways (J10 & J9). Rail links to London at Leighton Buzzard (approximately 34 minutes to London Euston) Milton Keynes (approximately 33 minutes to London Euston), Bicester North (56 minutes to London Marylebone) & Bicester Village (approximately 51 minutes to London Marylebone).





Useful information

Heating: Oil fired radiator heating

Windows: Mainly timber sealed unit double glazed windows.

Services: Mains: Water & Electric. Drainage: Septic Tank. Ultrafast fibre optic broadband via Gigaclear Download: 203.28 Mb/s Upload 247.91 Mb/s

Council Tax Band: E

Village Amenities: Monthly "Pop up" pub, Church. Milk deliveries. Two local farms selling meats, pies, eggs etc.

Nearby Towns: Further amenities are close by at Winslow (3.5 miles), Buckingham (10 miles), Aylesbury (10 miles), Leighton Buzzard (11.5 miles), Milton Keynes (11 miles), Bicester (20 miles) (all distances approximate)

Village population: Circa 70 people.

Primary School: Swanbourne C of E VA School Ofsted: Good

Secondary School: Sir Thomas Freemantle Ofsted: Good

Independent Schools: Cambian Bletchley Park School, Thornton College, Stowe School, Beachborough School, Akeley Wood Senior School. Swanbourne House (Preparatory).

Rail Links: Rail links to London Leighton Buzzard (approximately 34 to London Euston) at Milton Keynes (approximately 33 minutes to London Euston), Bicester North (approximately 56 minutes to London Marylebone) & Bicester Village (approximately 51 minutes to London Marylebone).

Motorway Links: Convenient road access to M1 (J13 & J14) and M40 (J9 & J10) motorways.

EPC Rating: Exempt

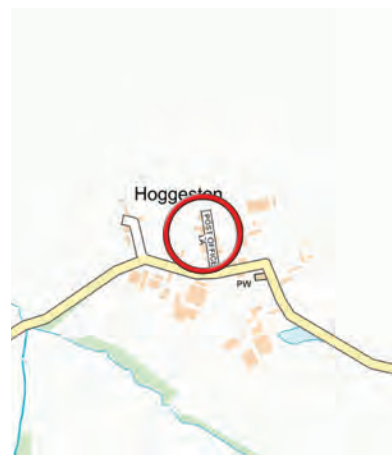
Local Authority: Aylesbury Vale

Viewing Arrangements  
Strictly via the vendors sole agents, please contact Saul Roux Scrivener MRICS on 07867 664345 or Fine & Country on 01295 239 661

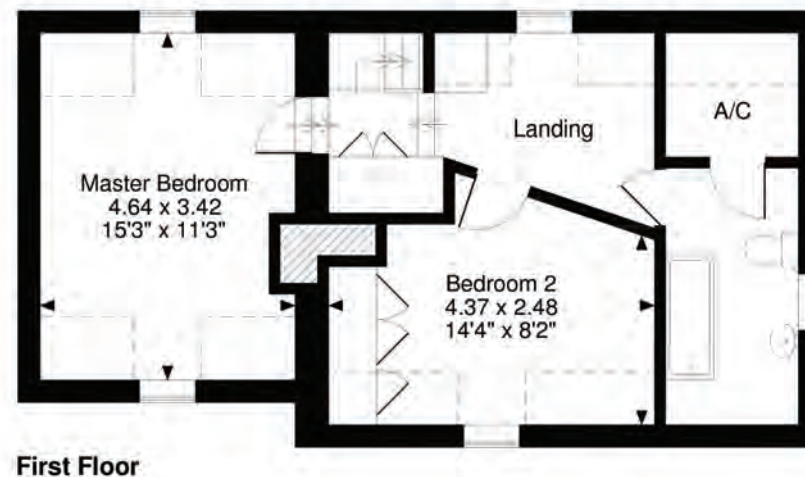
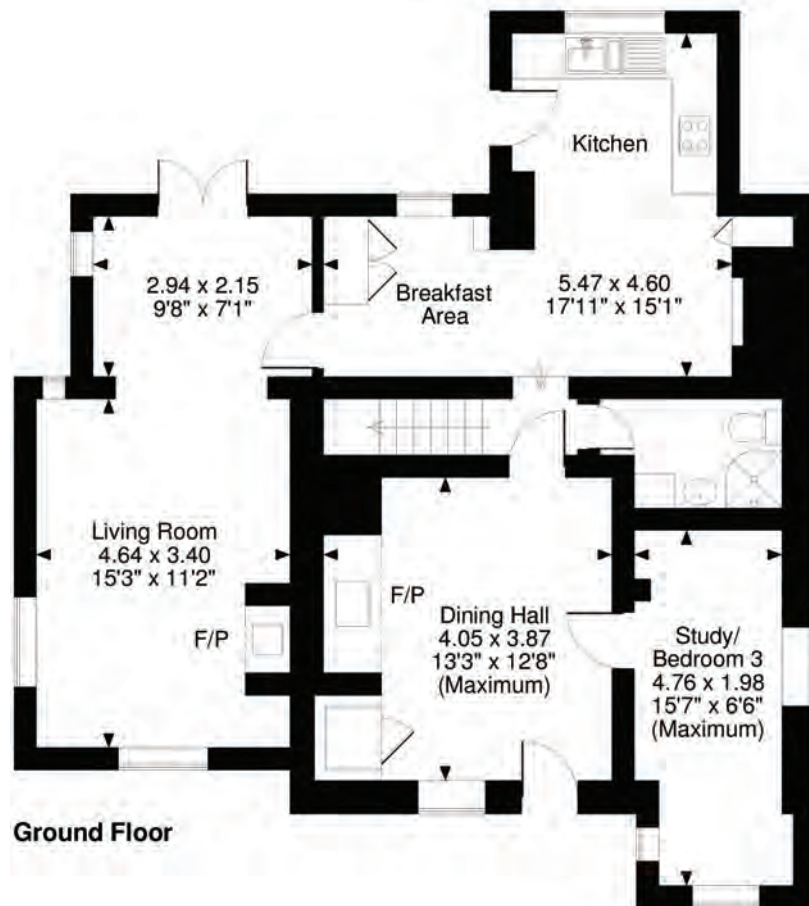
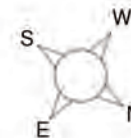
Website  
For more information visit [www.fineandcountry.com/uk/banbury](http://www.fineandcountry.com/uk/banbury)

Directions  
From Winslow High Street turn left onto A413 in the direction of Aylesbury onto Sheep Street and exit the town, turn left where signposted Hoggeston, proceeding to turn left into Post Office Lane where "The Cottage" is situated on your left but continue past the cottage where the parking for the property is at the end of the road on the right hand side.

<b>OPENING HOURS</b>	
Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm



**The Cottage, Post Office Lane, Hoggeston**  
**Approximate Gross Internal Area**  
**1271 Sq Ft/118 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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EPC Exempt



# FINE & COUNTRY

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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.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised 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.

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 FINE & COUNTRY  
FOUNDATION

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Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)

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