



Holmwood
Barton Road | Tingewick | Buckinghamshire | MK18 4QB

FINE & COUNTRY

STEP INSIDE

Holmwood

Holmwood is situated on a 0.155 Acre plot nicely tucked away in the village and enjoys much peace and quiet and is within easy walking distance of the village shop and pub.

This attractive Detached Cottage is likely to appeal to those seeking Country Living with good commuting links and schools nearby. Holmwood's interior has been carefully renovated by the current owners and finished to a high standard. Renovation works have included the installation of a bespoke shaker style Kitchen, a re-fitted wet/shower room and ground floor Cloakroom, electrical works and the installation of heating and the re-thatching of the property in 2012. The cottage has been decorated in neutral tones through out and is ready to welcome its new owners.

The gas fired boiler provides heated water under floor heating throughout the ground floor and there is a working fireplace in the Lounge with heritage style column radiators to the first floor making the property a nice and cosy place to live.

Further potential exists with a lapsed Listed Building Consent to convert part of a wing to the property to a En suite Bedroom with a snug. There is also consent to demolish a lean to that is currently being used for storage. See link <https://bit.ly/2IV5hxt>

Ground Floor Pathway to Canopy Porch leading to stable door to:

Entrance Hall Character greets you as soon as you enter the property into the spacious entrance hall which has a quarry tiled floor with an ornate cast iron birds nest fireplace with painted timber mantle piece and painted ceiling beams. From the entrance hall doors give access to the Dining Room and inner hall with quarry tiled floor leading to the Sitting Room and stairs rise from the entrance hall to the first floor.

Dining Room A spacious room situated at the front of the house with ample space for a six-seater dining table, French dresser and additional furniture with a bay window to the front. This room has exposed pine floorboards throughout, and further character is

created with an ornate cast iron fireplace and some exposed stone and brickwork to the front wall and exposed brickwork to the wall to the kitchen. Stable door to:

Kitchen is fitted with a French country style bespoke handmade kitchen with painted shaker style base units comprising cupboards and doors with oak butcher's block worksurfaces with inset butlers sink with an antique French mixer tap with windows overlooking the rear garden. Space and plumbing for washing machine and dishwasher. Gas fired Aga with four ovens, two hot plates and two gas rings. Space for fridge/freezer. Cupboard housing gas fired combination boiler. French style armoire/larder cupboard. Oak flooring. Obscure Stained glass window. Exposed beams. Doorway to wing having potential for conversion.

Sitting Room focuses on an inglenook fireplace with heavy beam over with a cast iron hood and brick hearth and recess suitable for storing logs. The room has wonderful exposed ceiling beam and timbers. Fenestration is provided by a large splay bay window to the front and the warm feeling of this cosy room is heightened by the tones of the oak wood strip flooring. Picture rail. Rear Door to lean to.

From the Entrance Hall stairs rise to the First Floor.

Rear Hall having windows running the full length overlooking the rear garden and thermostat for under floor heating with a pine ledged and braced door leading to

Wet Shower Room with limestone tiled floor with chrome ceiling shower, recessed spotlights and chrome towel radiator.

Ground Floor Cloakroom having a two-piece white suite comprising high level W.C. with corner wash hand basin with chrome waste. Obscure glazed window. Ceramic tiled floor and metro tiles to half wall height.











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From the Entrance Hall stairs rise to first floor landing with a window to the rear aspect overlooking the garden with secondary glazing. Programmer and thermostat for heating to the first floor. From here pine ledged and braced doors give access to

Bedroom 1 a large bedroom with space for a king-sized bed and bedroom furniture and free-standing wardrobes. This room has a window to the front and rear both with secondary glazing. Painted exposed floorboards. Painted ornate cast iron fire. Heritage style column radiator.

Bedroom 2 a large bedroom with space for a king-sized bed and free-standing wardrobes and bedroom furniture with a window offering views to the front with secondary glazing. Ornate fireplace and exposed pine floorboards. Heritage style column radiator. Exposed wall timbers to one wall.

Bedroom 3 This bedroom currently has an undersized double bed in with space for a chest of drawers and a recess suitable for a double wardrobe. Heritage style column Radiator. Painted exposed floorboards. Window with secondary glazing to the front.









STEP OUTSIDE

Holmwood

Front Garden

Laid to lawn with central pathway leading to steps to entrance door outside light. Flower borders to front. Gated side access.

Rear Garden laid to lawn with patio area immediately to the rear of the Cottage with attractive flower borders and a variety of trees. Ornate Well.

Shared vehicular access with next store gives access to Double Carport with parking to the front.

Location

Situated in the well served village of Tingewick having its own village store and post office and a public house and being only 3 miles from Buckingham and affording nearby good rail links at Leighton Buzzard and Milton Keynes where London Euston can be reached in just over 30 minutes.

Convenient road access M40 motorways (J10 & J9). Rail links to London: 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: Gas fired water under floor heating to the ground floor and heritage style column radiators to the first floor

Windows: Timber single glazed with secondary glazing (where specified).

Services

Mains: Water & Drainage, Gas and Electric.

Council Tax Band: F

Village Amenities: Public house, church, village shop and post office and village hall.

Nearby Towns: Further amenities are close by at Buckingham (3 miles), Winslow (9 miles) Aylesbury (20 miles), Leighton Buzzard (21 miles), Milton Keynes (17 miles), Bicester (8 miles) Oxford (27 miles) (all distances approximate)

Village population: Circa 1093 people (2011 Census).

Primary School: Roundwood Primary School, Gawcott Ofsted: Good

Secondary School:

Sir Thomas Freemantle Ofsted: Good
Royal Latin School Ofsted: Outstanding
Buckingham School Ofsted: Good

Independent Schools:

Beachborough School, Thornton College, Stowe School, Akeley Wood Senior School, Cambian Bletchley Park School etc.

Rail Links: Rail links to London Leighton Buzzard (approximately 34 to London Euston) 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.

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 01280 736111

Website

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

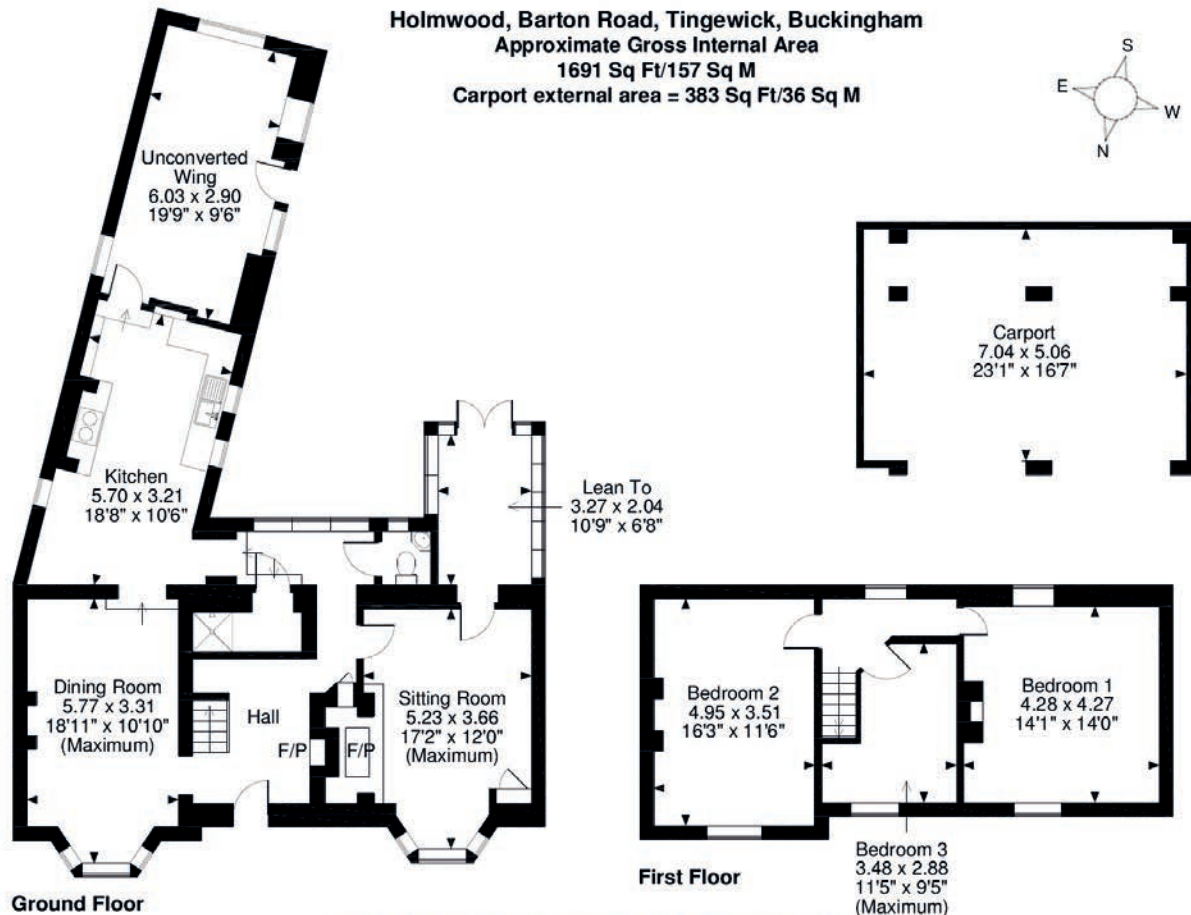


Directions

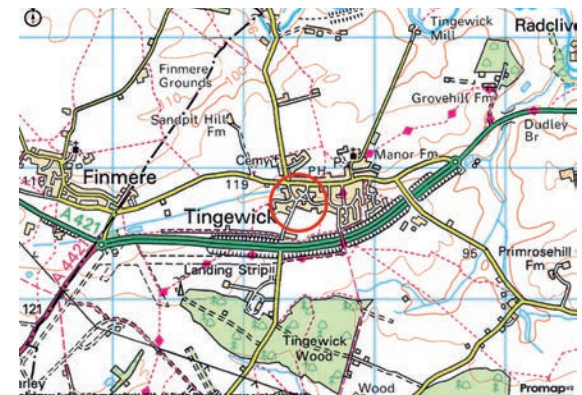
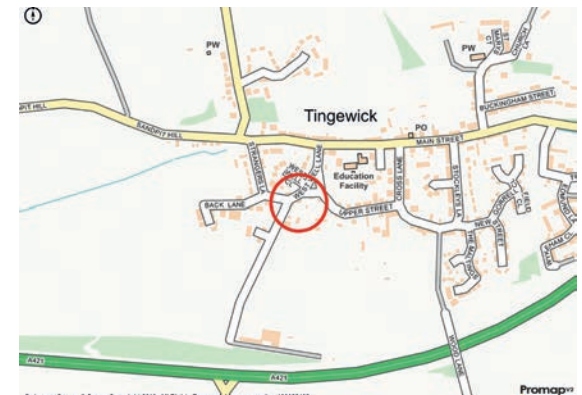
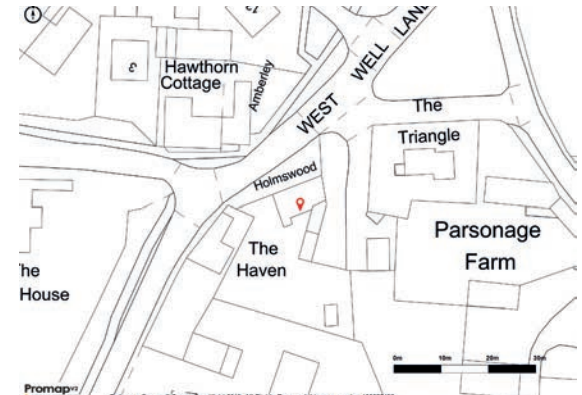
From Buckingham exit on Castle Street, turn right on Nelson Street and right onto Tingewick Road A4421 at the roundabout take the 2nd exit A421 into Tingewick on the Main Street turn left onto West Well Lane continue into Barton Road where Holmwood is located on your left-hand side.

OPENING HOURS

Monday to Friday 9.00 am - 5.30 pm
 Saturday 9.00 am - 4.30 pm



Holmwood, Barton Road, Tingewick, Buckingham
 Approximate Gross Internal Area
 1691 Sq Ft/157 Sq M
 Carport external area = 383 Sq Ft/36 Sq M



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

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