

THE COTTAGE

MOLE END, DINTON, HP17 8UR



■ AUCTIONEERS ■
■ SURVEYORS ■
P I K E
S M I T H
K E M P
■ VALUERS ■
■ ESTATE AGENTS ■

THE COTTAGE

MOLE END, DINTON, HP17 8UR

“FABULOUS PERIOD HOME IN EXCELLENT CONDITION THROUGHOUT”

A gorgeous detached thatched cottage with an abundance of colour, character and charm, tucked away in the highly sought after village of Dinton.

The property is situated in the quiet Westlington Lane, just past the village green.

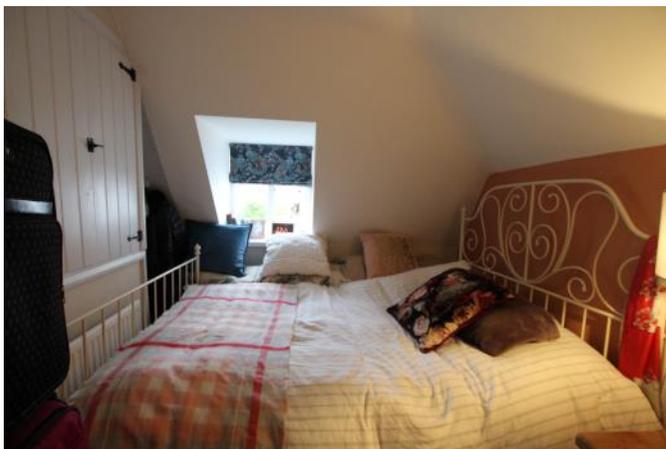
At the front the brick block driveway has space for two cars. Attractive shrubs and trees line the borders.

Upon entering the property from the hall, there is a beautiful sitting room with a large inglenook fireplace with the original bread oven and a wood burner. There are exposed beams throughout and an attractive window seat in the front window. The terracotta tiled kitchen has a butlers sink and a range cooker which is set back in the original fireplace. The ground floor also boasts a utility room and four piece bathroom.

To the first floor are three double bedrooms. The main bedroom has a built in wardrobe and vanity unit.

The rear of the property has a private courtyard with decking, brick block paving and gated access to the front.





OVERVIEW

- Grade II listed thatched cottage
- Character features and exposed beams throughout
- Three double bedrooms
- Country kitchen with range cooker
- Inglenook fireplace in sitting room
- Private courtyard
- Hive centralised system for heating

SUPPLEMENTARY INFORMATION

Services: TBC

Heating: TBC

Energy Rating: TBC

Local Authority: Buckinghamshire Council

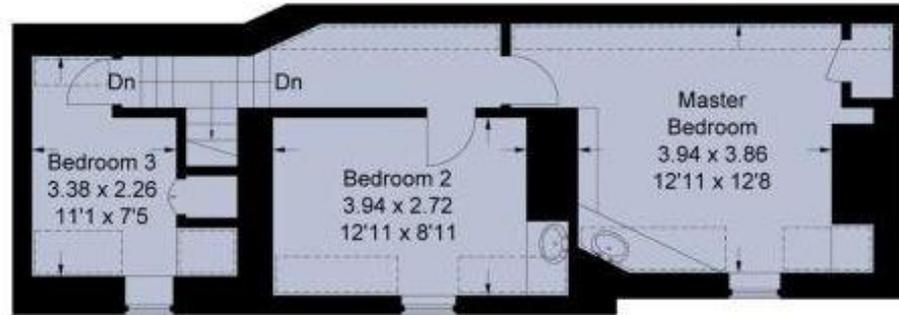
Council Tax Band: TBC

Broadband: TBC

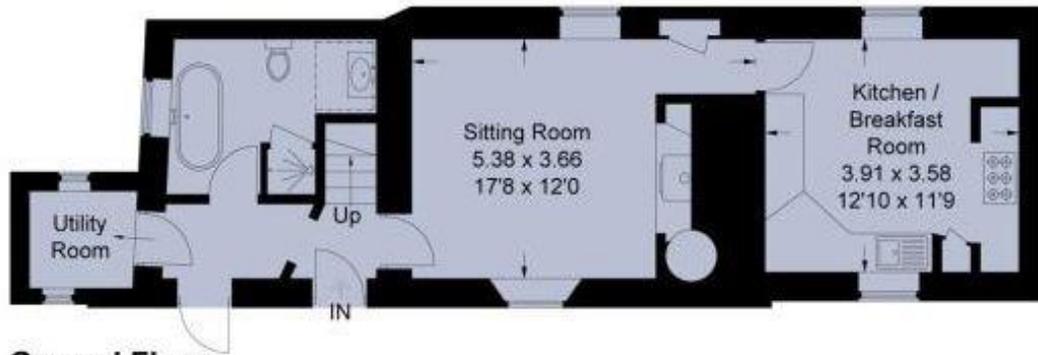
GUIDE PRICE: £600,000

Approximate Gross Internal Area
Ground Floor = 52.4 sq m / 564 sq ft
First Floor = 51.6 sq m / 555 sq ft
Total = 104.0 sq m / 1,119 sq ft

 = Reduced headroom below 1.5m / 5'0"



First Floor



Ground Floor

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 and compass bearings before making any decisions reliant upon them.

LOCATION

Westlington Lane is in the village a small of Dinton. There is a exclusive Belgian restaurant and two village pubs close by. For more extensive amenities, the market towns of Aylesbury and Thame are a short drive away, boasting a huge range of High Street shops, restaurants and supermarkets.

If you need to commute, there are a number of options available to you. There is a train station in Haddenham (Haddenham & Thame Parkway) providing access to London Marylebone. The M40 motorway is 11 miles away, that links to the M25 towards London and the M42 towards Birmingham.

Schooling is great in Buckinghamshire with some super primary schools in the surrounding villages. For senior schooling, there are three grammar schools in Aylesbury.

DIRECTIONS

From our Thame office, proceed out of the town and join the A418 towards Aylesbury. Continue for about 4.5 miles and turn right into New Road. At the end of New Road, turn right signposted Westlington. Go past the village green and go directly ahead. The cottage is on the left.

For viewings, please park near the green and walk up to the cottage.