

# THE COTTAGE MOLE END

WESTLINGTON LANE, DINTON, BUCKINGHAMSHIRE HP17 8UR



# The Cottage

MOLE END, WESTLINGTON LANE, DINTON, BUCKS HP17 8UR

**A gorgeous detached period cottage, tucked away in a highly sought-after rural hamlet, with an abundance of character and charm.**

The property is situated down a quiet country lane, just off the green in Westlington. There is a brick block driveway, with space for two cars, and attractive plantings, hedging and trees lining the borders to the front. Upon entering the property, from the hall, there is a beautiful living room with a large inglenook fireplace, with a woodburner and the original bread oven. There are exposed beams to the ceiling and there is an attractive window seat in the front window. There is a lovely country kitchen, with painted units at base and eye level and hardwood surfaces over. There is a butlers sink and a range cooker set back in the original fireplace. There are terracotta tiles to the floor and space for a table. The ground floor also boasts a utility room and a large four piece bathroom.

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

To the rear of the property is a private courtyard, which has decking and brick block paving, and there is gated access to the front.

“A QUINTESSENTIAL COUNTRY COTTAGE”



## IN BRIEF

- Grade II Listed thatched cottage
- Character features throughout
- Hive active heating control
- Super semi-rural location
- Live in your own little piece of a rural idyll



## OVERVIEW

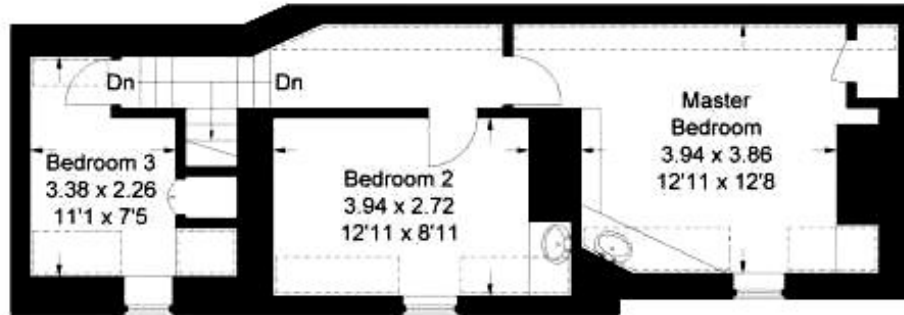
- Three double bedrooms
- Country style kitchen
- Large four piece bathroom
- Living room with an inglenook fireplace
- Utility room
- Courtyard gardens
- Gas fired central heating
- Hive centralised system for heating and lighting

**GUIDE PRICE:      £500,000      FREEHOLD**

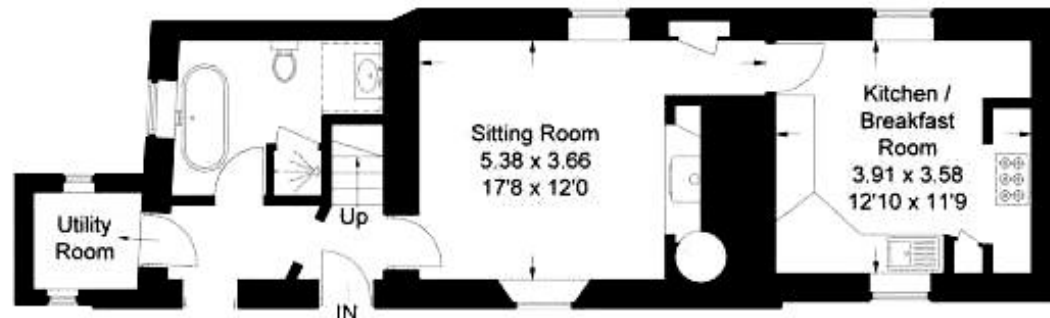
**SERVICES** - Mains water, electricity and drainage

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 is a small hamlet close to Dinton. There is a fantastic 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.

## PIKE SMITH & KEMP

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