

FORGE COTTAGE

SYDENHAM ROAD, SYDENHAM OXFORDSHIRE OX39 4LT



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A rarely available opportunity to create your dream home! This 3 bedroom, end of terrace, period property is located in the highly desirable village of Sydenham and is in need of modernisation throughout. It has a large cottage garden with several outbuildings, driveway and garage.

Presented to the market for the first time in nearly 100 years, this property has the potential to remodel and upgrade and offers excellent scope for improvement. "Forge Cottage" is a Grade II listed cottage dating from the 1700's with existing extensions from the 1920s and 1970s.

Ideally situated on the village green and within walking distance of the village pub and children's playground it really does offer the buyer the opportunity to create their dream home.

"Forge Cottage" is part thatched and benefits from a wealth of period features including an inglenook fireplace, exposed timbers and original flooring and casement windows.

The downstairs accommodation comprises of two reception rooms, downstairs bathroom and kitchen plus two small sculleries. Upstairs there are 3 bedrooms, all of which are doubles. To the rear of the property, there is a large garden that is well stocked with fruit trees and backing onto an orchard. There is side access with a large garage/workshop as well as outbuildings.

"FANTASTIC OPPORTUNITY TO CREATE YOUR IDEAL HOME"



IN BRIEF

- In need of total renovation —create your dream home!
- Two reception rooms
- Three double bedrooms
- Downstairs bathroom and kitchen with two sculleries
- Wonderful, mature garden with an abundance of fruit trees as well as outbuildings



OVERVIEW

- Three double bedroom end of terrace period property
- Two reception rooms
- Downstairs bathroom and kitchen with two sculleries
- Large garden with outbuildings
- In need of modernisation
- Wealth of period features throughout

OFFERS OVER:

£325,000

SUPPLEMENTARY INFORMATION

Services: Septic tank

Heating: Solid fuel burner, installed in 2015 with electric immersion

Energy Rating: Currently F (26), Potentially D (66)

Environmental Impact Rating: Currently F (22) Potentially E (53)

Local Authority: South Oxfordshire District Council

Council Tax Band: E

LOCATION

The picturesque South Oxfordshire village of Sydenham is situated at the foot of the Chiltern Hills and is surrounded by beautiful countryside with lovely walks and rides. Within the village, there is a popular pub, a church and a cricket club as well as a children's playground. For day to day shopping, recreation and schooling, Chinnor is about a mile away. Further amenities can be found in Thame, which is situated about 2½ miles north of Sydenham and offers schools at all levels, sports clubs and a leisure centre. There is a choice of supermarkets, including Waitrose, Marks & Spencer and Sainsbury, a wide variety of high street stores, restaurants, cafés and pubs and a weekly market. There is a health centre with pharmacy, a number of dental practices and a cottage hospital. More comprehensive facilities can be found in Aylesbury, High Wycombe and Oxford, about 12, 14 and 15 miles away, respectively.

Excellent communications in the form of the M40 and Chiltern train line accessed from Princes Risborough to London.



This floor plan provided by Expert Survey Solutions Ltd is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or marketing estate/letting agency and should not be relied upon. If there is any area where accuracy is required, please contact the appropriate agent for clarification.

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