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# Newton Purcell Cornfield Cottage

Newton Purcell, Buckingham, MK18 4AZ

£295,000

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Council Tax: D





# Cornfield Cottage Newton Purcell

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## £295,000







Offered with no onward chain and a detached studio/annex, this stunning 2 bedroom Grade II Listed picturesque cottage has come to the market.
The current owners have upgraded the property sympathetically, with modern conveniences, they have refitted the kitchen and installed new carpets throughout whilst highlighting all the character features including exposed stone walls, beams and 2 Inglenook fireplaces. The thatch was re-ridged in Nov 2024, the gas central heating combi boiler is annually serviced and the annex conversion took place 2014.
The 'chocolate box' property is nestled in sunny gardens to 3 sides and has views over fields to front and rear. The cottage accommodation includes entrance hall with feature porthole window, utility cupboard, bathroom with shower over bath, living room with Inglenook fireplace and wood burner, kitchen with stable door, further inglenook with Rangemaster dual fuel cooker, dishwasher, walk in larder and space for table and chairs.
On the first floor there are 2 good sized bedrooms, bedroom 1 is dual aspect with views over farmland, bedroom 2 overlooks fields to the rear. The boiler room with toilet and gas boiler is accessed from the rear of the house.
The detached former double garage has been converted into a self contained studio/annex with storage and 2 attics which are boarded. The driveway can house 3/4 vehicles and the large predominately westerly facing gardens are bounded by a stone wall to the rear adjacent to fields.
The property has broadband connection and BT are looking to supply superfast broadband to Newton Purcell in the near future.





Tel: 01869 321999

















## Road Map




## Hybrid Map




## Terrain Map




## Floor Plan




## Viewing

Please contact our Hunters Bicester Office
on 01869 321999 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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