





## CYPRESS COTTAGE VALLEY ROAD, FINMERE BUCKINGHAM MK18 4AL

Detached 5-bedroom cottage  
Character features throughout  
South-facing kitchen/breakfast room  
Off-street parking & private garden

### DESCRIPTION

The accommodation comprises an entrance hall with quarry tiled floor, kitchen with range of cabinets with granite tops, Belling cooker range, Neff microwave and integrated fridge and dishwasher. Utility with range of cabinets and door to garden.

Sitting and dining rooms with fireplaces and exposed beams. Family room with large red brick fireplace, and exposed beams. Study and conservatory. Useful ground floor bathroom.

The first floor comprises a principle bedroom with exposed beams, door to dressing room/bedroom five. Three further bedrooms and bathroom comprising clawfoot bath. Heritage wash basin, separate shower cubicle and toilet.

Outside the property is situated on a village road in a characterful setting, has off road parking for several cars, and mature gardens which wrap around the property with a patio area ideal for outdoor entertaining.

### LOCATION

Road links  
M1 Junction 14 and 14.  
M40 Junction 9 and 10

Rail links  
Milton Keynes to London Euston  
Bicester North to London and Birmingham  
Bicester Village to Oxford and London

**SET WITHIN A MATURE PLOT, THIS CHARMING COTTAGE PROVIDES  
GENEROUS ACCOMMODATION WITH FIVE BEDROOMS, FOUR RECEPTION  
ROOMS, TWO BATHROOMS, KITCHEN/BREAKFAST ROOM, UTILITY ROOM  
AND CONSERVATORY**





The property is being sold by the Secretary of State for Transport. It was acquired in connection with the HS2 project. Restrictions relating to future compensation claims in respect of the scheme will be included in the sale contract. The property is approximately 1208m from the line.

Local Authority: Buckinghamshire Council  
Council Tax: Band G

EPC Rating: E

According to Ofcom, Ultrafast broadband is available. Mobile coverage is good outdoor but variable indoor on some networks.

## ADDITIONAL INFORMATION

**Viewing:** Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

**Directions:** MK18 4AL

what3words:/// informer.anthems.timed





**Approximate Gross Internal Area 2339 sq ft - 217 sq m**

Ground Floor Area 1424 sq ft – 132 sq m

First Floor Area 915 sq ft – 85 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

**Carter Jonas**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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#### IMPORTANT INFORMATION

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