



# Forsythia Cottage, High Street, Dinton, Buckinghamshire, HP17 8UW



## Forsythia Cottage

Situated in the heart of this very popular and picturesque Buckinghamshire village with its excellent transport links, a Grade II Listed, 2 bedroom, mid terrace cottage exhibiting a variety of interesting period features and presented in excellent decorative order. The property benefits from a small well-stocked front garden with far reaching rural views and an attractive secluded rear garden enclosed by laurel hedging and including a useful summerhouse/garden office.

The front door accesses immediately into the sitting/dining room with its most attractive exposed brick working inglenook fireplace with bread oven and oak bressumer, exposed ceiling timbers and antique cupboard doors. Beyond is a modern fitted solid wood kitchen with space and plumbing for the usual appliances. A small rear lobby provides access to the garden and to a recently refitted shower room. To the first floor, there are two bedrooms, both with views over the fields and across to the Chiltern Hills beyond.

Outside, to the front, there is well stocked garden, enclosed to both sides with mature hedging and open to the front overlooking the village fields. To the rear, the garden is laid mainly to lawn and enclosed by mature laurel hedging. It includes a garden shed and a useful summerhouse/garden office with mains electricity connected and a garden store to the rear. Below, and accessed via the rear of the property, is a full width terrace providing space for outside dining during the warmer months and for wood and bins storage.

## Accommodation

### Ground Floor

Sitting/Dining Room, Kitchen, Shower Room.

### First Floor

Two Bedrooms.

### Outside

Front and rear gardens,  
Summerhouse/Garden Office with Store,  
Shed.



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## Dinton

Dinton is a very popular village which benefits from a well-regarded pub, a Primary School, a Belgian restaurant, a Church, a cricket club and a thriving Village Hall community.

The historic market town of Thame is about 5 miles away and has a whole host of amenities including a leisure centre, a library, a museum, a variety of churches and schools, and an array of high street stores and supermarkets, cafés, restaurants, and pubs.

More comprehensive recreational and educational facilities can be found in Aylesbury and Oxford, about 5 and 14 miles away respectively.



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## Directions

From Thame, take the A418 heading towards Aylesbury. After about 4 miles turn right, signposted 'Dinton and Westlington only', into New Road. Continue down to the end of the road, turn right and the property will be found after a short distance on the right hand side, in the terrace of cottages.

## Transport Links

M40 Motorway (Junction 7) - 8 miles.

Haddenham and Thame railway station - 4 mile - (London Marylebone from 38 minutes).

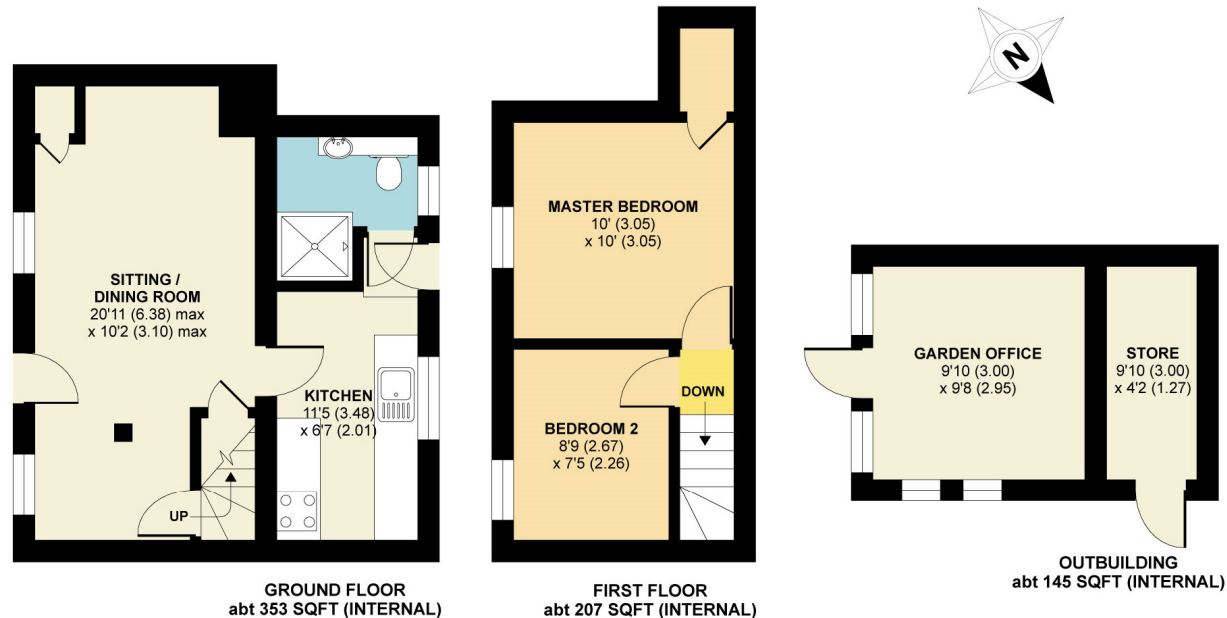
Regular Bus Service 280 - Aylesbury to Oxford via Haddenham, Thame and Wheatley (from A418).

## Broadband

Up to 76 Mbps.

## Tenure

Freehold.



**Andrew Murray & Co**  
Residential Sales and Lettings

APPROX. GROSS INTERNAL FLOOR AREA 560 SQ FT 52 SQ METRES (EXCLUDES OUTBUILDING)

**High Street, Dinton, Aylesbury, HP17**

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## Services

Mains gas, electricity, water and drainage.

## Local Authority

Aylesbury Vale District Council.

## Tax Band

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