



1 Rose Cottages, The Green, Ludgershall, Buckinghamshire, HP18 9NZ



1 Rose Cottages

Pleasantly situated opposite the green in this picturesque village, this is a semi-detached, 4 bedroom, characterful Victorian cottage with enclosed garden and gravel driveway parking. The property has been extended and improved by the current owners over the years and now provides good sized, well proportioned, family living accommodation.

Downstairs, there is a large and bright, dual aspect, kitchen/dining room with a good range of fitted units and French windows overlooking, and leading into, the garden. The sitting room has recently been extended to create a good sized room with a part vaulted ceiling, further French windows leading into the garden and oak flooring. Adjoining is a smaller family room, or playroom, with stairs to the first floor. Both of these reception rooms have woodburning stoves which efficiently heat the house between them. A useful utility room and a downstairs guest cloakroom with shower complete the ground floor. To the first floor, there are three good sized and bright bedrooms with fitted cupboards and family bathroom with a bath and separate shower. To the second floor, there is the fourth bedroom, with eaves storage.

Accommodation

Ground Floor

Entrance Hall, Kitchen/Dining Room, Sitting Room, Family Room, Utility Room, Shower Room.

First Floor

Three Bedrooms, Family Bathroom.

Second Floor

Bedroom.

Outside

Enclosed Garden, Garden Store, Driveway Parking.



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Outside

The garden is fully enclosed by wooden closeboard fencing and a mature laurel hedging, with timber gates, and laid mainly to lawn with a paved terrace. To the end is a large timber garden store. To the side, there is a gravel driveway, with gates through to the garden.

Ludgershall

Ludgershall is a popular and picturesque village with a good sense of community spirit and is surrounded by beautiful countryside. It benefits from a church, a village hall, where there are many village events, a pub, The Bull and Butcher, and a village green with a brand new play park. The property falls within the catchment of Waddesdon School, judged 'outstanding' by Ofsted, and also is within the catchment of the selective Aylesbury grammar schools. For day to day needs, the hill top village of Brill is about 2 miles away and offers a Post Office, a village shop, two very popular pubs, a Church of England primary school and doctor's surgery. In between Ludgershall and Brill is a well-known local brewery, the Vale Brewery, which produces a range of fine ales. Further and more comprehensive facilities can be found in Bicester, including the very popular Bicester Village retail outlet destination, about 6 miles away, in Thame, about 9 miles away, in Aylesbury, about 13 miles away, and in Oxford, about 17 miles away. The village has excellent transport links, with fast rail services to London Marylebone and the M40 motorway within a short drive.



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Directions

From our town centre offices, leave Thame in a north-westerly direction, heading towards Long Crendon on the B4011. Continue through the village and on for about another 1½ miles. Turn right, signposted Brill, and continue for about another 2 miles into Brill and travel through the village. As you descend the hill, fork left (un-signposted) and continue for a further 2 miles to Ludgershall. Upon entering the village, passing the church on your right, turn right into Church Lane. At the T-junction, turn left into Salters Lane and continue to the green, whereupon the cottage can be found on your left.

Transport Links

M40 Motorway (J9) - 8 miles.

Bicester North railway station - 7 miles.

Bicester Town railway station - 6½ miles.

Tenure

Freehold

Services

Mains electricity, water and drainage. Electric Heating and Hot Water.

Rose Cottages, The Green, Aylesbury

Approximate Area = 1487 sq ft / 138 sq m
Including Limited Use Area(s) = 76 sq ft / 7 sq m
Outbuilding Area(s) = 180 sq ft / 17 sq m
Total = 1743 sq ft / 162 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2020. Produced for Andrew Murray & Co LTD. REF: 654006



Local Authority

Buckinghamshire Council

Tax Band

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