



Meadow Way, New Road, Dinton, Buckinghamshire, HP17 8UT



Meadow Way

Situated in this popular village and surrounded by beautiful countryside, this is a detached, 2 bedroom bungalow with good size front and rear gardens, driveway parking and a garage. The property now requires complete modernisation throughout and offers a fantastic opportunity to remodel or replace, subject to the necessary planning permissions, to create a modern home to fit your own requirements.

The accommodation currently consists of an entrance hall, a large sitting room with a working fireplace and French windows into the conservatory, a conservatory with French windows into the garden, a kitchen with access into the garden, a bathroom, a separate wc and two double bedrooms. Outside, there is a good size front garden with driveway parking and potential to create further parking, and a garage. There is a pedestrian access to one side, leading to a large, enclosed, south-west facing rear garden with mature beds and borders, a lawn, a vegetable patch, a garden shed and oil tank.

Accommodation

Ground Floor

Entrance Hall, Sitting Room, Kitchen, Conservatory.

Two Double Bedrooms, Bathroom, Separate WC.

Outside

Front and rear gardens, Garage with Workshop, Garden Shed.



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Dinton

Dinton is a very popular village which benefits from a well-regarded pub, 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 New Road and Meadow Way can be found, about half way down, on your right, set back from the road.

Transport Links

M40 Motorway (Junction 7) - 8 miles.

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

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

Broadband

Up to 67 Mbps (sourced from Rightmove).

Tenure

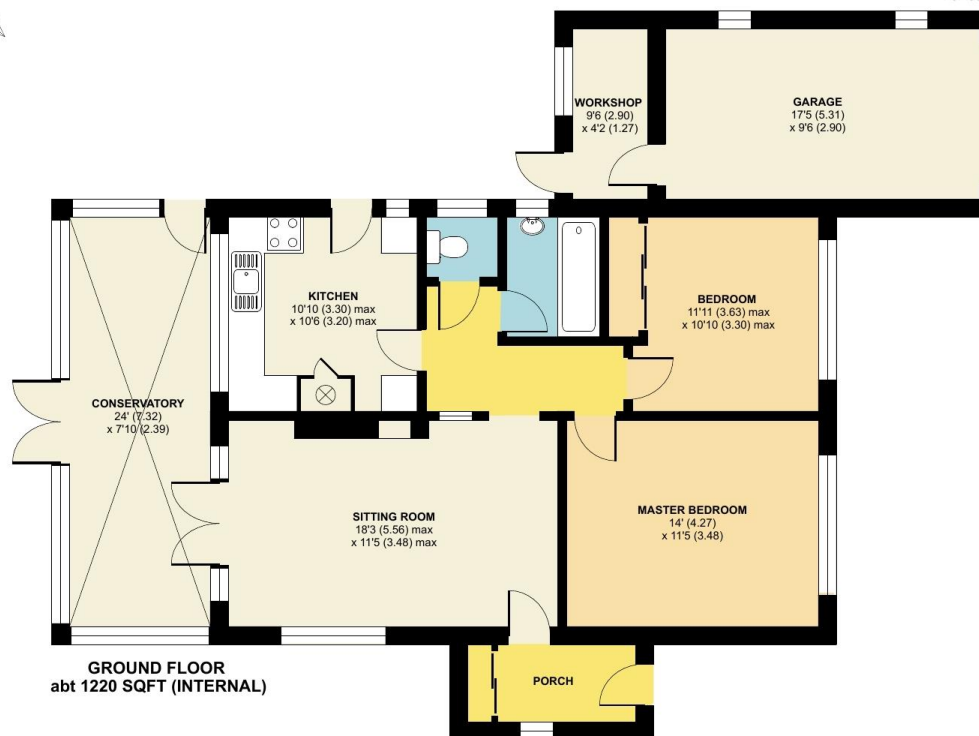
Freehold.



Meadow Way, New Road, Dinton, Aylesbury

Approximate Area = 1220 sq ft / 113.3 sq m (includes garage & workshop)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Andrew Murray & Co LTD. REF: 815581



Services

Mains electricity, water and drainage,
Oil Fired Central Heating and Hot Water

Local Authority

Aylesbury Vale District Council.

Tax Band

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