



59 High Street, Weedon,  
Buckinghamshire, HP22 4NS

**W. HUMPHRIES**  
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY





Aylesbury 3 miles (Marylebone 55 mins), Leighton Buzzard 5 miles (Euston 45 mins), Distances approx  
**59 HIGH STREET, WEEDON, BUCKINGHAMSHIRE, HP22 4NS**

**A PERIOD COTTAGE IN A HIGHLY REGARDED VILLAGE WITH AN 80FT GARDEN. OFFERED WITH NO UPPER CHAIN  
Kitchen, Sitting Room with Fireplace & Woodburning Stove, Two Bedrooms,  
Shower Room, Loft Room. Garden with Patio and Lawn.**

**Guide Price £215,000 Freehold**



### **LOCATION**

Weedon is a small but exceptionally popular village located to take advantage of the excellent road and rail network. It has won awards in the past, more recently the Gurney Cup for best kept village. There is a 400 year public house, a chapel and village hall and a play area for children. Aylesbury is about 3 miles away and Leighton Buzzard about 9 miles away, with trains reaching London Marylebone in about 55 minutes and London Euston in about 35 minutes. Both the M40 and M1 are accessible as is the major centre of Milton Keynes.

### **SCHOOLING**

There are excellent schools in the area including the junior school in Whitchurch, the Grammar Schools in Aylesbury and Buckingham and, in the private sector Swanbourne Preparatory and Stowe School.

### **VIEWING**

Strictly through the vendors agent.

### **DIRECTIONS**

From Aylesbury take the A413 towards Winslow/Buckingham and after approx 3 miles turn right signposted to Weedon. In the village turn left at the junction into the High Street. Continue on the road and the cottages will be found on the left. A walkway in the middle leads through to the rear of the cottages, number 59 is on the right.



## DESCRIPTION

Number 59 High Street is in a row of nineteenth century cottages locally known as 'The Barracks', a term coined from Lord Nugents time in the village when it is said the local militia were marched from the cottages to the lawn of his house The Lillies.

The property has red brick elevations beneath a slate roof with upvc double glazed windows. At the entrance is a double glazed door into the kitchen which is fitted with a good range of painted wooden units and wood effect worktops. Space and plumbing is available for a washing machine and further areas for an electric oven and below the stairs a fridge. The floor is tiled and this tiling continues into the sitting room which has candle wall lights and a fireplace housing a cast iron woodburning stove. Upstairs on the landing is the airing cupboard. There is a large double bedroom, small second bedroom and a shower room. In bedroom two is loft hatch and fold down ladder into an attic room that is carpeted and has a velux window.

## OUTSIDE

The garden is slightly offset and in a strip stretching some 80ft. It is mostly lawn, two thirds of the way down is a raised bed and at the end a patio.

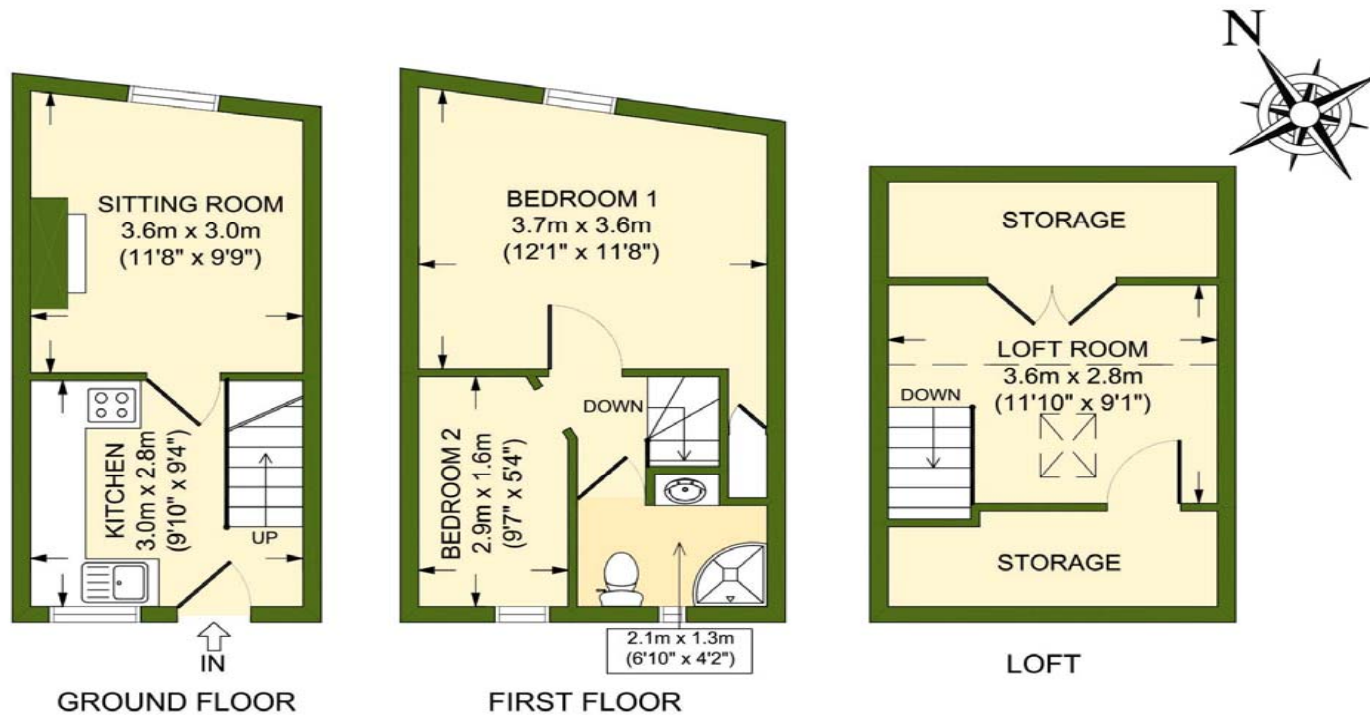
There are two brick sheds, one in a block to the left of the patio and the other in a separate block on the right hand boundary of the gardens where number 59 has one second from the far end.

Note: The terrace all have rear entrances thus there is a right of way crossing the cottages for access purposes

## SERVICES

Mains water, electricity and drainage.





**APPROX. GROSS INTERNAL FLOOR AREA 80 SQ M / 861 SQ FT**  
**59 HIGH STREET**

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



**IMPORTANT NOTICE**

J042 Printed by Ravensworth 01670 713330

**W. HUMPHRIES** for themselves and as Agents to the Vendors of the property give notice that:

- 1 These particulars have been prepared to give a fair overall description of the property whilst some descriptions are inevitably subjective, all information is given in good faith. No statement within these particulars should be relied upon as being either a statement or a representation of fact. The descriptions within do not contribute part of any offer or contract.
- 2 All measurements, areas and distances mentioned in these particulars are approximate and are issued as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.
- 3 Photographs incorporated within these particulars show only certain parts of the property and no assumptions should therefore be made in respect of parts of the property which may not be shown.
- 4 Nothing in these particulars should be seen as a statement that the property or any fixture described is in good condition or otherwise. Purchasers must satisfy themselves as to the condition of any property or item included within the sale. None of the appliances or services mentioned in these particulars have been tested by W. Humphries and no warranty is given or implied by them that they are in good working order.
- 5 If reference is made either to alterations to the property or a change of use, no warranty is given by W. Humphries or the Vendors/Lessors that any planning or other consents or Building Regulations approval has been obtained. Where references are made to potential uses (subject to planning) this information is given in good faith although purchasers must take their own enquiries to the relevant authorities.
- 6 Most importantly if there is any particular aspect of the property about which you would like further information, we invite you to discuss this with us before you travel to view the property.