

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £550,000

Oakwood Estates is pleased to present this charming three-bedroom semi-detached Edwardian cottage, ideally situated in a tranquil semi-rural setting with a spacious rear garden. Nestled in the countryside on the border of Pinewood and Fulmer, this property offers a peaceful retreat while still providing convenient access to London by both road and rail. Built around 1907, this character-filled cottage boasts picturesque views of open fields at the front. The well-enclosed rear garden is a standout feature, offering a high level of privacy and a serene outdoor space.

The property offers a wealth of character and charm throughout, beginning with an inviting entrance porch that sets the tone for the rest of the home. As you step inside, the warmth of wood flooring welcomes you, seamlessly flowing into the expansive sitting and dining room. This triple-aspect room is a highlight of the home, with large windows that not only flood the space with natural light but also offer picturesque views of the front garden, as well as the fields that stretch out to the rear and side. The room's open fire adds to the cosy and inviting atmosphere, making it the perfect spot for relaxing with family or entertaining guests. The layout provides ample space for a dining table, allowing for comfortable and elegant dining, while still leaving plenty of room for a separate sitting area. The stunning outlook over the surrounding countryside enhances the serene and peaceful ambience of the room. Adjacent to the sitting/dining room, the well-appointed kitchen continues the theme of quality and functionality. It is equipped with a range of stylish units and integrated appliances, ensuring that all your culinary needs are met. A door from the kitchen leads directly out to the rear garden, providing convenient access for outdoor dining and entertaining, as well as making it easy to enjoy the beautiful garden space.

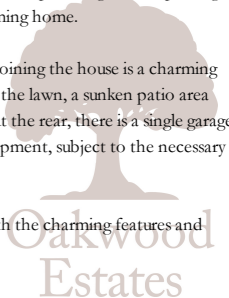
The bedroom accommodation is spread across the first and second floors, offering a sense of privacy and space. On the first floor, you'll find a beautifully presented family bathroom, complete with a luxurious four-piece suite that includes a bathtub and separate shower. Two characterful bedrooms are also located on this floor, each adorned with charming decorative fireplaces that add to the historical appeal of the home. These rooms offer lovely views, with one facing the rear and overlooking the garden and fields beyond, while the principal bedroom at the front of the house benefits from a built-in wardrobe for added convenience and organization.

The second floor is home to a third bedroom, a generously sized room that is currently being used as a study. This room enjoys plenty of natural light and offers a tranquil view of the rear garden, making it an ideal space for working from home, a guest room, or a peaceful retreat. Its versatile nature allows it to be easily adapted to suit your needs, whether that be as a private study, a hobby room, or an additional bedroom.

This enchanting cottage boasts a picturesque frontage that immediately catches the eye. The property is set back slightly, with a well-maintained shared driveway leading to a spacious gravelled parking area at the front. The combination of its attractive exterior and the convenience of ample parking adds to the overall appeal, making it a truly welcoming home.

The rear garden is a true delight, thoughtfully divided into distinct zones for various uses. A garden path runs along the side, guiding you to the far end of the garden. Adjoining the house is a charming patio bordered by lavender, creating an ideal spot for outdoor dining. A spacious lawn is framed with vibrant flowerbeds that offer both colour and fragrance. Beyond the lawn, a sunken patio area provides additional seating and dining space next to an ornamental pond, creating a tranquil retreat. The cottage also benefits from a coal bunker positioned to the side. At the rear, there is a single garage with gated vehicular access leading to an additional driveway and a five-bar gate that opens onto the lane. This entire rear section offers considerable potential for development, subject to the necessary planning permissions.

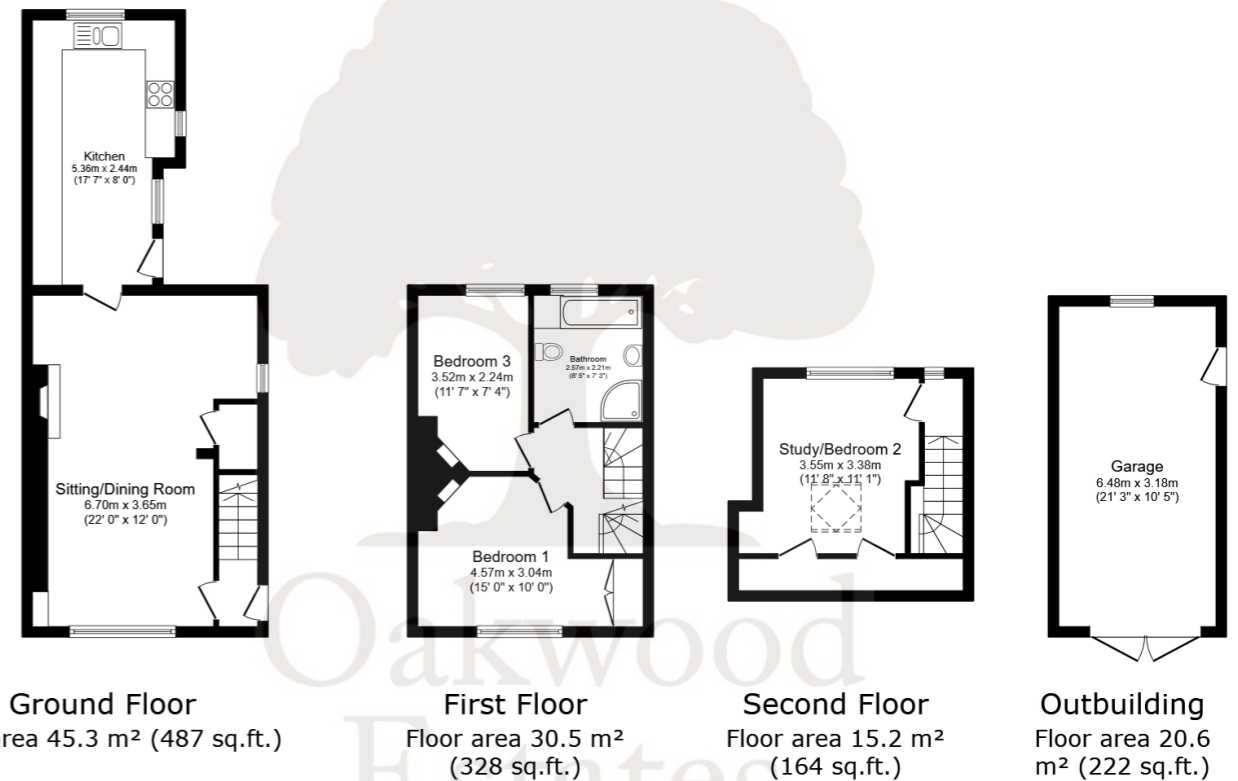
Overall, this property combines characterful living spaces with modern conveniences, all set within a picturesque semi-rural location. The thoughtful layout, coupled with the charming features and stunning views, makes it a truly special home that offers both comfort and elegance.



# Property Information

-  IMMEDIATE 'EXCHANGE OF CONTRACTS' AVAILABLE
-  FREEHOLD PROPERTY
-  3 BEDROOMS
-  COUNTRYSIDE LOCATION
-  CLOSE TO MOTORWAY CONNECTIONS
-  SOLD VIA 'SECURE SALE'
-  COUNCIL TAX BAND E AT £2862.02
-  TWO DRIVEWAYS
-  CHARACTER AND CHARM THROUGHOUT
-  GARAGE

					
x3	x1	x1	x2	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



**TOTAL: 111.6 m<sup>2</sup> (1,201 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.



## Tenure

Freehold

## Council Tax Band

Band E - £2862.02

## Other Information

Please note that the heating is powered by oil and the waste goes to a cesspit.

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This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

## Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as "The Auctioneer".

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

## Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

