



Contemporary living

56 Well Street, Buckingham, Buckinghamshire

Elegant Grade II listed terraced home • Popular town location • Character features alongside modern living • Light and airy reception rooms • Cottage garden with river access

Local information

Buckingham is a thriving market town offering a wealth of everyday facilities including supermarkets, shops, banks and restaurants. With the River Ouse running through the town, its history dates back to the Anglo Saxons, but when fire destroyed much of the centre in 1725, it was largely rebuilt with many of the historic buildings now dating back to this era.

Whilst Buckingham caters for everyday needs more extensive retail, cultural and sporting facilities can be found at Bicester and Milton Keynes, both towns also offering train links to London (Bicester/Marylebone about 50 mins and Milton Keynes/Euston from about 35 minutes).

Good selection of educational establishments in the area includes the Royal Latin Grammar School and Buckingham school. With independent preparatory schools at Akeley Wood, Beachborough (Westbury), Winchester House (Brackley) and Swanbourne (nr Winslow), with senior public schools including Stowe School, Akeley Wood and Thornton College (girls). Buckingham also has the private University of Buckingham.

Brackley 8 miles; Bicester 11 miles, M40 (J9) 12 miles, Milton Keynes 13 miles, M1 (J14) 16 miles, Aylesbury 17 miles, Banbury 18 miles, Oxford 27 Miles (Distances and times approximate).

About this property

56 Well Street is an elegant Grade II listed, terraced property situated in the heart of this popular town.

The current owners have refurbished and restored the property retaining much of the character and period features, including the sash windows, wooden floorboards and wood burning stoves.

On entering the property through the partially glazed front door this leads directly into the entrance hall which gives access to the reception rooms, utility space, cellar and stairs to first floor.

The kitchen/dining room is situated to the rear of the house with beautiful south/east facing 9 pan sash window, and side window allowing morning and afternoon sun to filter through. There is a 5 ring gas hob with electric Neff Fan oven, built in fridge and freezer and dishwasher. There are a bank of built in useful storage cupboards, with enough room for a family size dining table. There is a wood burning stove and seating area creating a cosy snug at the far end of the kitchen. There is a utility/boot room space with door access to the rear garden. This has a clear roof allowing sunlight to stream through into the house.

The sitting room has sash windows to the front with high ceilings, original wooden floors and a wood burning stove,





making a more formal entertaining space.

On the first floor are two spacious bedrooms with high ceilings, one overlooking the front towards the church the other overlooking the rear garden. There is a family bathroom with separate shower and bath. The second floor has a wc and 2 further bedrooms, one of which could be used as a home office/study with lovely views over towards the river.

The garden has been planted with a variety of British flowers and shrubs creating a very pretty cottage style garden with access to the river. There are two paved terraces to allow for entertaining, one adjacent to the house and the other a little further down the garden with an oak framed pergola.

DIRECTIONS (MK18 1EP)

From Brackley head into Buckingham from on the A422 and once in the centre turn right at the mini roundabout onto Bridge Street. Take the first right turning on the right onto Well Street and the property can be found on the left after about 150 metres.

SERVICES

Mains water, electricity, gas and drainage are connected to the property. BT and broadband subject to usual connections.

LOCAL AUTHORITIES

Buckinghamshire County Council
Aylesbury Vale District Council.

COUNCIL TAX - Band D

Viewing

Strictly by appointment with Savills



56 Well Street, Buckingham, Buckinghamshire

Gross internal area (approx) 1993 sq ft



savills

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56 Well Street Buckingham MK18 1EP

Main House Approx. Gross Internal Area:- 185.11 sq.m. 1993 sq.ft.



FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height
www.dmlphotography.co.uk

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