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At a glance

- Detached Cottage
- 0.20 Acre Plot
- Rural Views
- Sought-After Village Location
- Character Features
- EPC Rating TBC



Lillingstone Road

Akeley
Buckingham
Buckinghamshire
MK18 5HZ

£600,000

IN DETAIL

A detached four bedroom cottage situated in the prestigious village of Akeley. Set on a 0.20 acre plot, boasting rolling countryside views and offering potential for some modernisation, in brief this home comprises: entrance hall, dining room, sitting room, kitchen, inner lobby, four bedrooms and a bathroom. This home also benefits from a large enclosed rear garden, an external store room and multiple areas for off-road parking.



Entrance

Enter via the front door into the entrance hall which has parquet flooring, space for storage, stairs rising to the first floor, access to a storage cupboard and doors leading to the dining and sitting room.

Dining Room

The dining room has tiled flooring, a built-in storage cupboard, glazed window to the front aspect, space for a dining table and a feature fire place with wooden surround and log burner.

Kitchen

The kitchen is dual aspect and has windows to the rear and side aspects. It includes both high level and low level units, stainless steel sink with mixer tap, tiling to splashback areas and an integrated extractor hood. There are also spaces for further appliances such as a cooker, fridge/freezer and washing machine. Doors lead to the dining room and to an inner lobby.

Inner Lobby

The inner lobby has space for storage, a door leading to the bathroom and a glazed stable door

to the rear providing access to the garden.

Bathroom

The bathroom includes a WC, handwash basin, panelled bath with shower over, wall tiling and an obscured glazed window to the rear aspect.

Sitting Room

The sitting room includes wood effect flooring, wall lighting and a glazed window to the front aspect. There are two feature fireplaces containing multi-fuel stoves and to the rear aspect are glazed French doors which lead out to the garden.





First Floor Landing

Stairs rise from the entrance hall to the first floor landing where doors lead to all first floor accommodation.

Bedroom One

Bedroom one has carpeted flooring, a feature fire place and glazed windows to the front and rear aspects.

Bedroom Two

Bedroom two has carpeted flooring and a glazed window to the front aspect.

Bedroom Three

Bedroom three a built-in storage cupboard, built-in wardrobe and a glazed window to the rear and side aspect.

Bedroom Four

Bedroom four has a built-in wardrobe and glazed window to the front aspect.

Store Room

The brick built store room is attached to the property and has a separate external entrance, power and lighting.

Garden

Situated on a 0.20 acre plot with unfaltering countryside views, the garden is fully enclosed and has been

mainly laid to lawn. It also includes some flower beds, areas of hard standing and some mature trees and shrubs.

Outside

To the front of the property is a garden which has been laid to lawn and has a slabbed footpath leading to the front door, which has a canopy porch over. To the left hand side of the property is a driveway area allowing off road parking and leading to a wooden gate where vehicles can access further parking within the rear garden. There is also a further off-road parking space to the right hand side of the property.



Additional Info

Mains Water, Oil, Electricity

Local Authority:

Aylesbury Vale District Council

Council tax band G

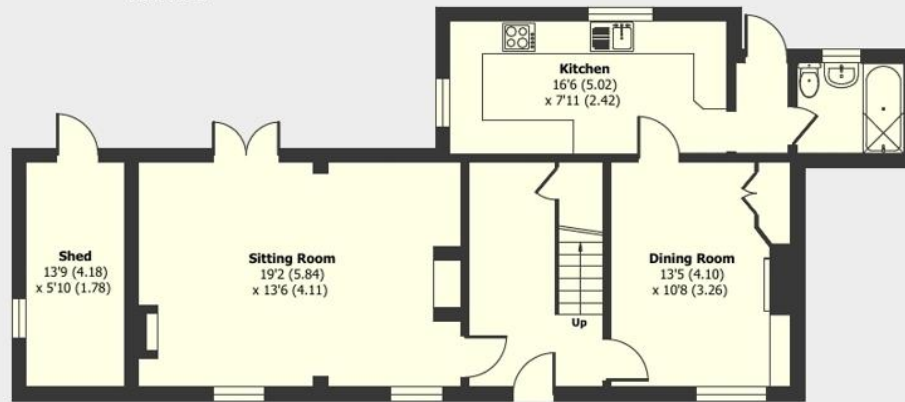
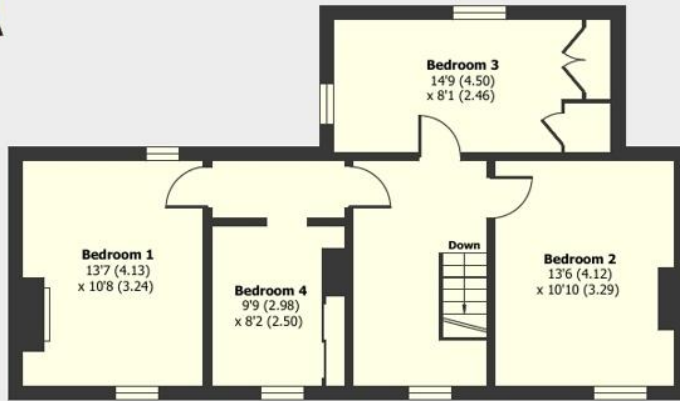
Hillside Lillingstone Road, Akeley, Buckingham, MK18

Approximate Area = 1379 sq ft / 128.1 sq m

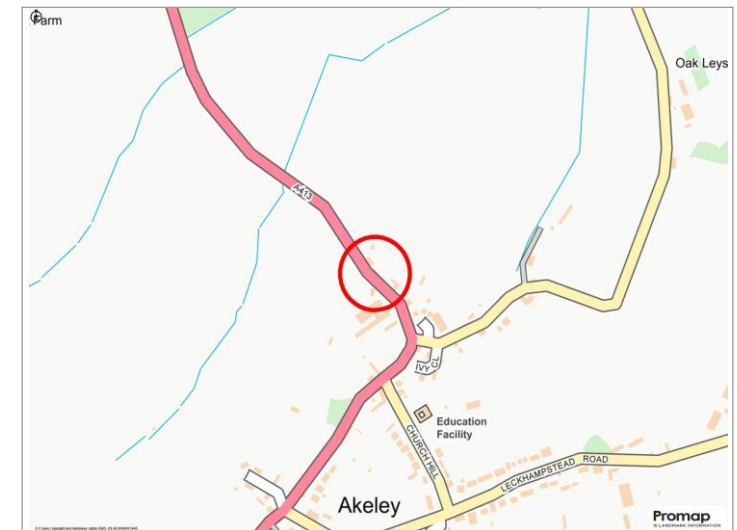
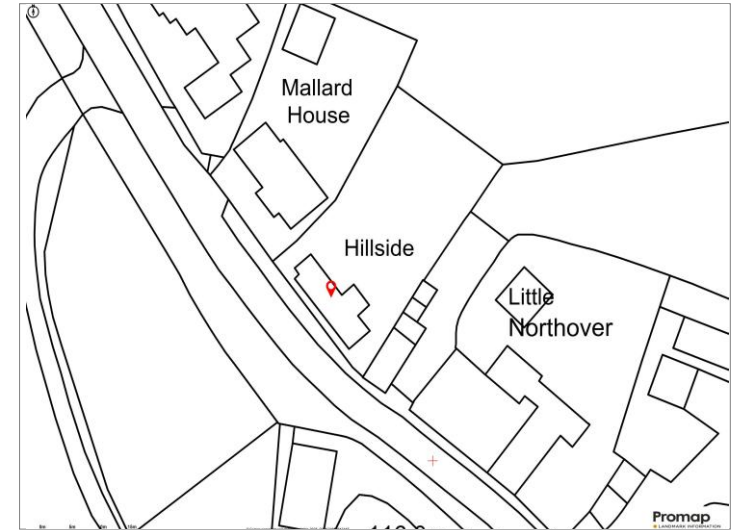
Outbuilding = 79 sq ft / 7.3 sq m

Total = 1458 sq ft / 135.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Mustard. REF: 1357684



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01327 350098 | 191 Watling Street West, Towcester, Northamptonshire, NN12 6BX

Mustard has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.



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