





The Old Post Office, Main Street, Twyford,
MK18 4EP

Guide Price £650,000

Everything about this house just sings enjoyment and positivity. A charming and historic cottage in wonderful condition.

Historic G2 listed cottage dating back to c.17th century, exquisitely renovated, with 4 beds, 3 receptions, a sizeable outbuilding/garage inc storage, delightful gardens & gated parking. ***New thatch being fitted September!*** Great village with amenities, less than 7 miles from Bicester. NO CHAIN.

Twyford sits far from the beaten track in terms of its rural feeling, but in fact is just a few miles from Bicester and Buckingham, both of which contain a myriad of facilities from schooling to shops, cafes to sporting facilities, with the former adding fast road and rail access to Oxford, Birmingham and Oxford, the latter a short drive from Milton Keynes and M1. The community is positive, thriving, enthusiastic; a fine mix of people who ensure the continued success of a primary school, local pub and a community run shop/coffee shop. Dating back to at least the 12th century when the local church was first built, the subsequent growth has been gently organic hence it's still a small and pretty place to live.

When we first visited this house some 7 years ago, we expected it to have great character - we under estimated! Pretty and charming outside, once inside somehow the outside world melts away. Many hundreds of years of history, the special sense of character combined with the warmth of successive families' enjoyment over generations, all give it a welcome we've rarely experienced. And building on that wonderful start point our vendors have carried out a quite frankly exhausting process of renovation and upgrading that is so sensitive to the preservation of the character it has to be seen to be believed. New windows, render, driveway, kitchen, remodelling, to name just a few. It does have its quirks; some low doorways and low beams probably mean anyone over six foot may need a sympathetic attitude. But between the charming house, the fab condition, the surprising space, the brilliant workshop/outbuilding, and the location in a village with a great school, a shop and a pub only a short distance from M40/rail to London etc, this is a marvellous opportunity!



The front door opens into an elegant reception that's currently used as the dining room. The brick fireplace exudes such wonderful character, and beautiful beams overhead frame what is a really well proportioned and appealing room. Its also very well lit with lovely large windows that were part of the shop, overlooking the sleepy lane and cottages opposite. On the right the study is sensibly far from the noise of a family kitchen at the other end, an ideal secluded space for work or perhaps the perfect cinema/playroom. Two cupboards at the rear provide surprisingly good storage, and it's lovely to see both wall and ceiling timbers retained.

Behind the dining room, a door just past the fireplace hides the entrance to a staircase. On the right of the hall is a utility room which was once the kitchen, with a range of units that offer very useful storage. And as the stable door at the rear of the hall opens to the gardens, this is also the ideal wet dog/boot room. Opposite, the first of two bathrooms is modern, bright and welcoming with a shower and screen above the bath. Back through the dining room, to the left a corridor runs to the main reception, passing a trio of oak doors that hide a really sizeable storage cupboard. The living room is a delight. While the ceiling beams are quite low, this just adds to the charm; our vendors have not found them a hindrance. Timber joists together with the large brick fireplace just ooze charm, instantly inviting you to sit down and relax. The space here is really very good, amplified by the wonderful light from windows on both sides. Winter evenings here must be heaven...

At the rear another hall (with a further garden door) passes the second staircase, and also the larger second bathroom. This is in excellent condition, tiled throughout and specified to a very high standard that includes a vanity with storage under a pair of sinks. Completing the downstairs is a cleverly designed kitchen that maximises every inch of space perfectly. Classically-styled units cater for every possible need, including a beautifully made central breakfast table that mixes table with space for chairs either side with storage at either end. It's a brilliant solution. There's also a Belfast sink and range cooker, all perfect in the setting of such a room. And as it's double aspect, the light is great hence it's a bright room - essential for busy family life. Perhaps the most charming aspect of the room is the old fireplace, providing the dog with a snug bed space beneath! From here the side lobby (with an area for shoes) opens out to the parking and garden.

The upstairs of the house continues the theme of character, including two staircases - typical of a house that has evolved over hundreds of years, and actually surprisingly practical. To the right hand end, a door encloses the stairs from the dining room that lead up to a very clever bedroom suite. Modelled to suit one of the children, the bedroom itself is a good size, with windows looking out to front and rear. But in addition, a linked space to the side has provided a fab study/work/gaming room that frees up the bedroom, perfect for a teenager! This is closed off from the rest of the upstairs, but could be linked again if needed.





Three further bedrooms are reached via the second stairs behind a door in the living room. Straight in front of you at the top of the stairs, is a charming principal bedroom - welcoming, warm and light, with high eaves and exposed beams being a rather pleasant feature, as is the chimney breast. As a useful result of the quirk of the layout, linked to the side are both a walk-in wardrobe and further store cupboards. And the same pretty view of the lane is seen through a wide front window, with another smaller window to the rear. If you turn right at the top of the stairs, the landing leads into the smallest bedroom, currently set up as a nursery but equally could be a very useful study. The last of the bedrooms at the end of the landing is equally pleasant and well proportioned, with further eaves timbers peeping through and embellishing the character.

Outside, the space is both incredibly well planned and very pretty. The house occupies a very broad plot along the side of a sleepy village lane, with a pair of sturdy timber gates to the left that access a large, block-paved driveway with generous parking, neatly separated from the garden by a smart red brick wall. Next to it, a sizeable outbuilding has been internally remodelled to create a double-width garage space that would be the envy of any race mechanic or classic car restorer! Complete with power, fitted work benches, a rubberised floor plus both a pedestrian door and double width entry door, it is perfect for a wide range of hobbies, or home working, or even conversion to an annex.

This same breadth of plot ensures that the garden is a very good size, private, peaceful. A broad lawn fills the larger part of the space, with pretty borders containing a pleasing array of trees and shrubs that make it a really relaxing place to be. Two paved areas provide great seating for different times of the day, one of which is circular dining area. A further outbuilding, a timber shed, provides perfect storage for garden tools etc, nestling in the space to the right side of the house.

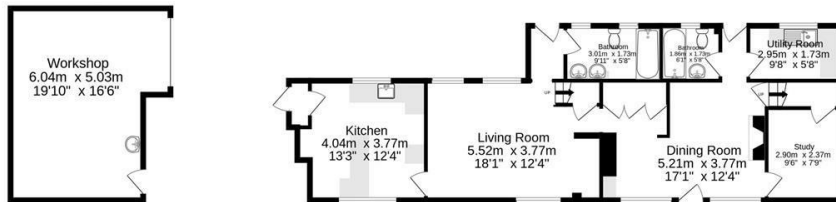
Mains water, electricity, drainage
Aylesbury Vale D C
Council tax band F
£3286.75 p.a. 2024/25



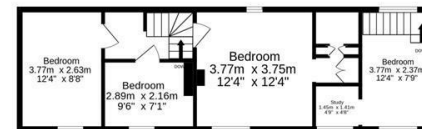
Material Information QR code:



Ground Floor
107.3 sq.m. (1155 sq.ft.) approx.



1st Floor
48.8 sq.m. (525 sq.ft.) approx.



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TOTAL FLOOR AREA : 156.1 sq.m. (1680 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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