



Nursery and Independent Junior School approximately two miles distant. More extensive facilities are in nearby Deanshanger and Central Milton Keynes with access to the West Coast Mainline Railway station is approximately 20 minutes by car.

COUNCIL TAX
West Northamptonshire Council - Band D

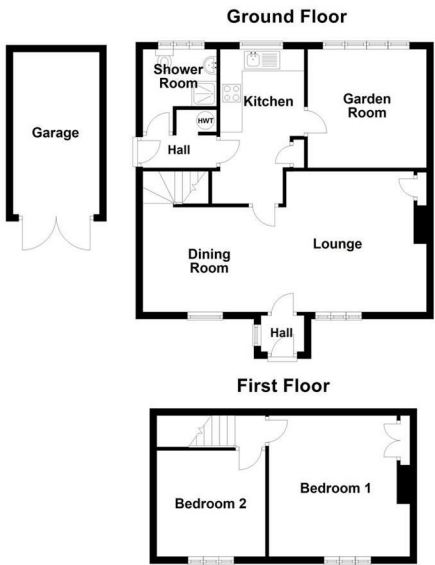
PRICE INFORMATION
*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYERS ADMINISTRATION CHARGE
The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).

BUYERS PREMIUM CHARGE
The purchaser will be required to pay a buyers premium charge of £2,100 (£1,750 plus VAT).

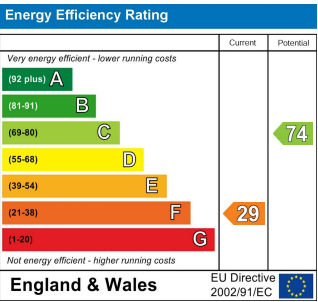
HOW TO GET THERE
From the Old Stratford roundabout junction of the A508 Watling Street and the A% Towcester Road take the exit signposted to Deanshanger along the A422 and at the roundabout junction just outside Deanshanger take the third exit continuing along the A422 to the south of the village of Deanshanger. Continue along this road for 2 miles and take the right-hand turning posted to Wicken. Continue past the entrance to the Akley Wood School along the narrow road and then turn first left in towards the western end of the village. At the next junction turn left onto the Leckhampstead Road where the property stands on the left-hand side.

DOIRG12072025/0122



Not to scale. For illustrative purposes only

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21 Leckhampstead Road, Wicken, Milton Keynes, MK19 6BY



For Auction - Guide £290,000 to £325,000

FOR SALE BY AUCTION ON WEDNESDAY 24TH SEPTEMBER 2025 COMMENCING AT 11AM - SALE VIA A LIVE STREAMED AUCTION

GUIDE PRICE: £290,000 TO £325,000

VIEWINGS - BY APPOINTMENT ONLY - PLEASE CALL 01604 259773

This very attractive semi-detached two-bedroomed period stone cottage stands in a delightful edge of village location with the benefit of off-road parking and a garage to the side together with a substantial lawned garden to the rear. The cottage is ideal for modernisation and refurbishment and has significant potential to extend subject to planning consent. The peaceful village of Wicken is located in the delightful rolling North Buckinghamshire countryside approximately 5 miles south west of Old Stratford and some 6 miles to the north east of Buckingham and well placed for access to Milton Keynes and the A5 link road to the North.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE:
www.auctionhouse.co.uk/northamptonshire

9 Westleigh Office Park, Northampton, NN3 6BW
T: 01604 259773 F: 01604 232627

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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

4'0 x 3'3

Approach through hard wood panelled door with window to side there is a glazed door leading to:-

LIVING ROOM

23'7 x 13'0 maximum

A spacious open plan lounge/dining room, a feature fireplace with solid fuel stove and twin power glazed windows to the front elevation as well as a sliding door leading to the stairs rising to the first floor. There is exposed stone feature wall and a door leading to:-



GARDEN ROOM

11'0 x 11'0

With a monopitch polycarbonate roof, there is a central heating radiator and a four casement window overlooking the rear garden.



INNER HALL

6'5 x 2'10

With under stairs storage space and access to:-

KITCHEN

11'0 x 7'9

With floor and wall cabinets with laminated working services incorporating stainless steel sink unit with mixer tap over. Plumbing for washing machine, space for a fridge and there is a New World electric cooker, a two casement window that overlooks the rear garden and there is a shelved pantry cupboard adjacent to which a door leads to:-

SIDE HALL

7'3 x 2'11

With a glazed door leading to the cupboard store at the side of the property, this hall houses the oil-fired boiler standing within a recess and a door leads to:-

SHOWER ROOM

6'8 x 5'8

With a white suite of ceramic tiled shower cubicle with Myla integrated shower and glazed pivot door, pedestal wash basin and WC. There is ceramic tiled splash areas and the PVC window to the rear elevation.



FIRST FLOOR

LANDING

With doors leading to:-

BEDROOM ONE

13'0 x 13'0 maximum

With a vaulted ceiling and two casement power glazed window to the front elevation. There is an airing cupboard with slatted shelving.



BEDROOM TWO

10'0 x 9'8

With roof point access hatch and two casement power glazed window to the front elevation.



OUTSIDE

The cottage stands in an elevated position with a driveway to the side leading to the detached garage and a pedestrian gate leads to cupboard side access which houses the oil storage tank.

GARAGE

approximately 15'0 x 10'0

Asbestos construction.

REAR GARDEN

Approached by a short flight of steps leading to a level lawn, there is a gravelled terrace and the garden is well stocked and bounded by a combination of post and rail and wire fencing, mature shrubs and small trees. The garden faces in a south westly direction and provides excellent private amenity space.



SERVICES

Mains, drainage, water and electricity are connected. Central heating is through radiators from an oil-fired boiler.

LOCAL AMENITIES

The Village of Wicken has a charming and historic parish church of St John the Evangelist, the Old White Lion public house and a sports and social club. It is convenient for the Akeley Wood

For further information on viewing call 01604 259773