



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

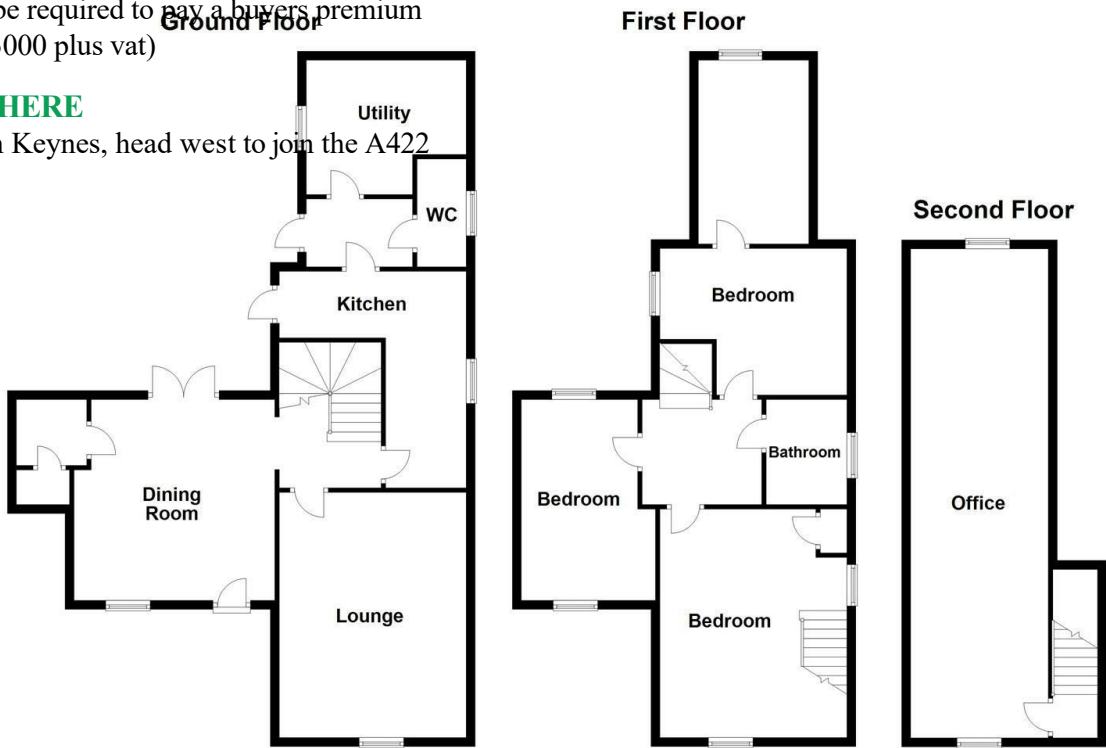
The purchaser will be required to pay a buyers premium charge of £3600 (£3000 plus vat)

HOW TO GET THERE

From Central Milton Keynes, head west to join the A422

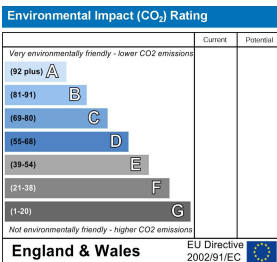
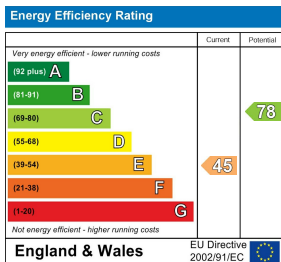
toward Buckingham, then take the exit for Deanshanger/Wicken, follow signs to Wicken, turn onto Cross Tree Road and continue until house number 50.

DOISA/1909SA0186



Not to scale. For illustrative purposes only

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50 Cross Tree Road, Wicken, MK19 6BT



For Auction Guide £450,000 to £500,000

FOR SALE BY AUCTION ON WEDNESDAY 19th NOVEMBER 2025 COMMENCING AT 1PM - SALE VIA A LIVE STREAMED AUCTION GUIDE PRICE: £450,000 to £500,000 ** CALL FOR VIEWINGS ** This stunning Grade II listed residence sits on an impressive plot of approximately 0.14 acres and may offer potential for extension or development, subject to the necessary planning consents. Located in the sought-after village of Wicken—whose history dates back to Roman times—the property is ideally situated within easy reach of both Milton Keynes and Buckingham, and enjoys a truly picturesque setting. Offering substantial living space of around 2,300 sq ft, the home features two generous reception rooms, a fitted kitchen, utility room, ground floor cloakroom, three/four bedrooms and a family bathroom on the first floor, with a large office occupying the top floor. Externally, the property boasts a large, attractive southwest-facing garden and a driveway leading to a detached garage. Offered with vacant possession, this is a rare opportunity to acquire a historic home with tremendous potential in a beautiful village location.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE: [auctionhouse.co.uk/bedsandbucks](https://www.auctionhouse.co.uk/bedsandbucks)

50 Cross Tree Road, Wicken, MK19 6BT

ACCOMODATION

ENTRANCE

Front door opens to dining room

DINING ROOM

13'10 x 13'5

Window to front, double doors to garden, Inglenook fireplace, open to



HALLWAY

9'7 x 7'2

Stairs to 1st floor, door to kitchen, door to

LOUNGE

17'9 x 14'1

Window to front



KITCHEN

17'2 x 14'5

L-Shaped Kitchen with a wide range of fitted units, granite

worktops, tiled splashbacks, tiled floor, space for appliances, door to



HALLWAY

6'6 x 4'3

Door to garden, doors to utility room and cloakroom

UTILITY ROOM

10'5 x 9'2

Window to side, sink unit, space for appliances

CLOAKROOM

7'1 x 4'8

Window to side, sink & WC

LANDING

8'6 x 5'10

Doors to

BEDROOM ONE

16'9 x 14'0

Dual aspect with windows to front and side, integrated cupboard, stairs to top floor/loft room.



BEDROOM TWO

14'8 x 8'6

Dual aspect with windows to front and rear

BEDROOM THREE

14'6 x 10'7

Window to side, connecting door to

GUEST ROOM/BEDROOM

13'6 x 9'5

Window to rear, RESTRICTED HEAD HEIGHT

BATHROOM

8'4 x 5'10

Window to side, modern suite with bath, sink, wc and tiled to splash areas.

LOFT ROOM/OFFICE

16'1 x 11'7

Please note restricted head height due to sloping eaves, measurements indicate floorspace. Window to rear.



OUTSIDE



PARKING

Private driveway to side with parking for cars in tandem and gated access leading to garden and further access to a detached garage.

DOUBLE GARAGE

20 x 16'4

GARDENS

The property boasts a substantial plot with an approximate total plot size of 0.14 acres.



SERVICES

No appliances or services have been tested

COUNCIL TAX

West Northamptonshire Band F

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

For further information on viewing call 01908 030127