



Church Close, Wicken, MK19 6BW



7 Church Close
Wicken
MK19 6BW

Guide Price £300,000

An opportunity to create your dream home with this large 3 bedroom semi detached house on a large plot, requiring renovation, and in a fabulous village setting overlooking the village green.

The house does require a renovation and it has accommodation comprising an entrance hall, separate lounge and dining rooms, kitchen and an adjoining outhouse perfect for conversion. On the first floor there are 3 bedrooms and a bathroom.

A highlight of the property is a fabulous setting overlooking a large village green and it occupies a large plot with gardens front, side and rear. The property requires modernisation and has been priced to reflect this - offered for sale chain free.

- Renovation Required
- Create Your Dream Home
- Large Plot to Front, Side & Rear
- Lovely Setting Fronting a Large Green
- 2 Reception Rooms
- 3 Bedrooms
- Outhouse with Scope to Convert
- CHAIN FREE SALE





Ground Floor

A spacious entrance hall has stairs to the first floor, and under stairs cupboard. Doors to all principal rooms.

The living room has patio doors overlooking the rear garden.

The dining room has a window overlooking the rear garden

The kitchen has a units to floor level with worktops and a sink, pantry, window to the front and a door to the utility area.

An outhouse provides an entrance lobby, cloakroom, and utility room with butler sink plus a coal store. Plenty of scopes convert this into living accommodation. (Note: The leaking roof was repaired towards the end of 2025, no cosmetic works carried out).

First Floor

The landing has a window to the front with views over the green. Access to the loft and period panel doors to all rooms.

Bedroom 1 is a double bedroom with a tiled fireplace, built in wardrobe and window with lovely views over the garden.

Bedroom 2 is a double bedroom located to the rear with built-in wardrobe, airing cupboard and a window overlooking the rear garden.

Bedroom 3 is a single bedroom located to the front with a cupboard recess and view over the green.

The bathroom has a suite comprising WC, wash basin and bath. Window to the side.

Gardens

A highlight of this property is the a lovely location fronting a part tree lined green with fabulous views to the front and the large plot.

Whilst the gardens are now overgrown, there is plenty of evidence that these large gardens were once much loved and cared for, and there appears an abundance of mature plants - with some attention the garden could likely be restored to its former glory. The large front garden has a blocked driveway to the side leading to the garage and the rear garden beyond. The large rear garden is laid with overgrown lawns, beds and borders and extensive plants, shrubs, bushes, and trees.

Garage

The single detached garage appears of asbestos construction and you may wish to budget for its professional removal/replacement.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: West Northants Council

Council Tax Band: C

Location - Wicken

Wicken is a small West Northamptonshire village which has seen little development and retains a quaint character feel. It is served with a local pub, Church, and is located just a short drive from Deanshanger village which has extensive facilities including several grocery stores, food takeaways, community centre with library and a full range of schooling from preschool to 6th form. Wicken has good access to both historic towns of Stony Stratford and Buckingham (with the highly regarded Royal Latin Grammar School) and is within a short distance of several private schools.

Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

Disclaimer

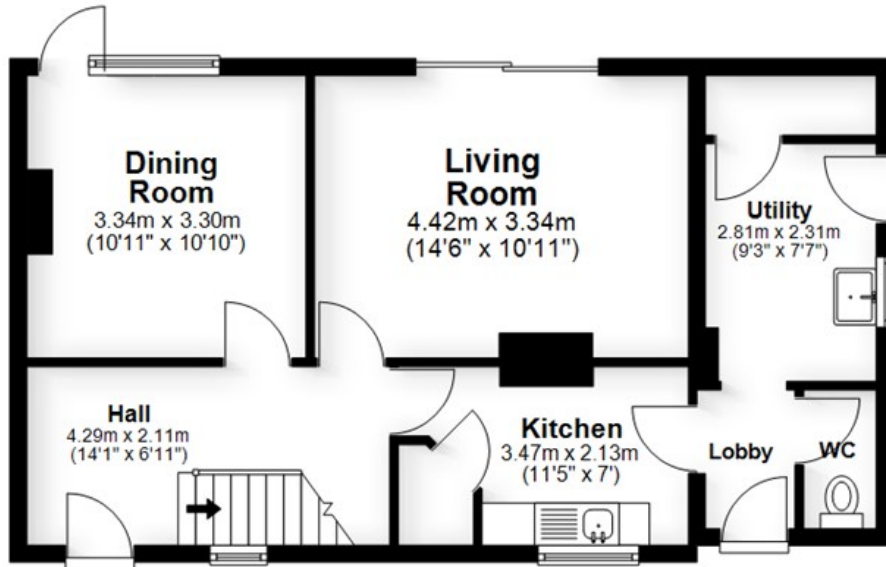
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.





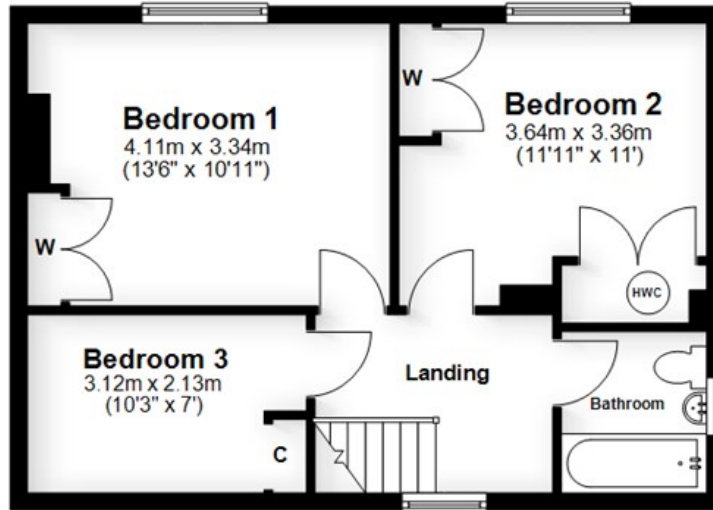
Ground Floor

Approx. 55.8 sq. metres (600.9 sq. feet)



First Floor

Approx. 43.6 sq. metres (469.8 sq. feet)



Total area: approx. 99.5 sq. metres (1070.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.



Viewing Arrangements

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

