

Russell & Butler

independent estate agents

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Old School House, School Lane, Buckingham, MK18 1HB

Asking Price £550,000 Freehold

An opportunity to acquire this former school believed to date from the early 19th century when as a cottage it was purchased to create an infants school which opened in 1863. It remained a school well into the 20th century when during WW11 primary pupils evacuated from Marylebone School were taught here. The school reverted back to a domestic dwelling post war and offers spacious five bedroom accommodation with a large dining hall and sitting room, ground floor shower room, good sized first floor bathroom with shower and a very good sized master bedroom with dressing area. The property is ideally located just off Buckingham's town centre and the accommodation briefly comprises: Dining hall, sitting room, snug/gym, ground floor shower room, kitchen, five bedrooms, family bath/shower room and a courtyard rear garden. Energy rating E.



Entrance

Upvc double glazed french doors to:

Dining Room

23' 10" X 12' 0" (7.27m X 3.66m)

2 double radiators, wood laminate floor, understairs storage cupboard under, inset downlighters, stairs rising to first floor, cupboard housing 'Vailant' gas fired boiler supplying both central heating and domestic hot water, linen shelf as fitted, light.

Shower Room

White suite of fully tiled shower, pedestal wash hand basin, low flush w/c, ladder towel rail, ceramic tiled floor.

Sitting Room

25' 3" X 18' 0" (7.72m X 5.51m)

6.20m Min.

Brick built fireplace with integral log burner, 2 double radiators, wood laminate flooring, inset downlighters, window to side aspect. Steps to lower level snug/gym.

Snug/Gymn

18' 4" X 5' 11" (5.59m X 1.82m)

Quarry tiled floor, two velux windows to front aspect, two windows to front aspect, radiator.

Kitchen

18' 1" X 10' 5" (5.52m X 3.19m)

Inset single drainer stainless steel sink unit with mono bloc mixer, cupboard under. Further range of base and eye level units, wood edged work surfaces, ceramic tiling to splash areas. Four burner gas hob with extractor over, slim line electric double oven and grill, plumbing for automatic dish washer, plumbing for automatic washing machine, pantry cupboard, windows to side and rear aspects, ceramic tiled floor, door to rear, inset downlighters.

First Floor Landing

Access to loft space, radiator, window to side aspect, airing cupboard housing hot water, linen shelf as fitted.

Bedroom One

18' 9" X 15' 7" (5.73m X 4.77m)

to rear of wardrobes.

Arched window to front aspect, range of fitted wardrobes, storage and drawers, exposed beams.

Dressing Room

With further range of fitted wardrobes.

Bedroom Two

12' 3" X 9' 9" (3.74m X 2.99m)

Radiator, window to rear aspect, exposed beams, inset downlighters.

Bedroom Three

10' 6" X 9' 3" (3.21m X 2.82m)

N.B some restricted headroom.

Radiator, window to rear aspect, inset downlighters, exposed beams.

Bedroom Four

10' 5" X 9' 1" (3.20m X 2.77m)

L Shaped

Radiator, window to rear aspect, inset downlighters, exposed beams.

Bedroom Five

9' 7" X 5' 8" (2.94m X 1.75m)

Radiator, window to rear aspect, exposed beams, inset downlighters.

Family Bathroom

White suite of panelled bath with mixer taps and shower above, Two wash hand basins with cupboards under, double width shower cubicle, low flush w/c, ladder towel rail, radiator, exposed beams, inset downlighters.

Front Garden

Block paved accessed via wrought iron gates. Steps to side access which leads to entrance and rear garden.

Courtyard Rear Garden

Fully paved with walled flower and shrub borders and fully enclosed by brick and stone walls.

Please Note

All main services connected.

Council tax band F.

EPC Rating. E

The Old School House in School Lane was adapted from a cottage which stood opposite the National School. That National [Church] School had been built as a single storey building in 1819 in a road called Sheene's Lane. It admitted pupils from 5 to 14 years old and in its earlier days, all of its pupils were boys. As the demand for education grew in Buckingham, the school was too small to accommodate everyone. The first 'expansion' was in 1856, but it soon proved insufficient leading to the creation of an Infants' school on raised ground opposite to the main block. The Vicar and churchwardens bought a cottage and its grounds for £120 and adapted them to become a base for the tinies. One suspects that cottage had been erected, originally, in the early years of the 19th century. The Infants' School was opened in 1863 and remained as an Infants' well into the 20th century. Unbelievably 75- 85 infants were taught in its small, cramped rooms. Sanitary conditions left a lot to be desired. With Sheene's Lane being dominated by schools, it became known as School Lane and that change was made 'official' in the early 1870s.

Meanwhile, in 1871, a 'first' floor was built on the main school building. That was used by 'girls' with boys retaining the use of the ground floor.

During WWII, primary pupils evacuated from a Marylebone School were taught in the 'old' Infants School. The main school block was used to pack Goya Scent bottles into cardboard boxes for despatch to Chemists. The scent factory was the centre of Buckingham and each day scented ladies trundled trolleys laden with perfume bottles along West St. Gosh did the perfume get shaken around. Some of the bottles got broken. Never before did the women of Buckingham smell so attractive! Post-war, new schools were built and the old Block came under the Ministry for Labour whilst the infants' school returned to its first use: a domestic cottage.

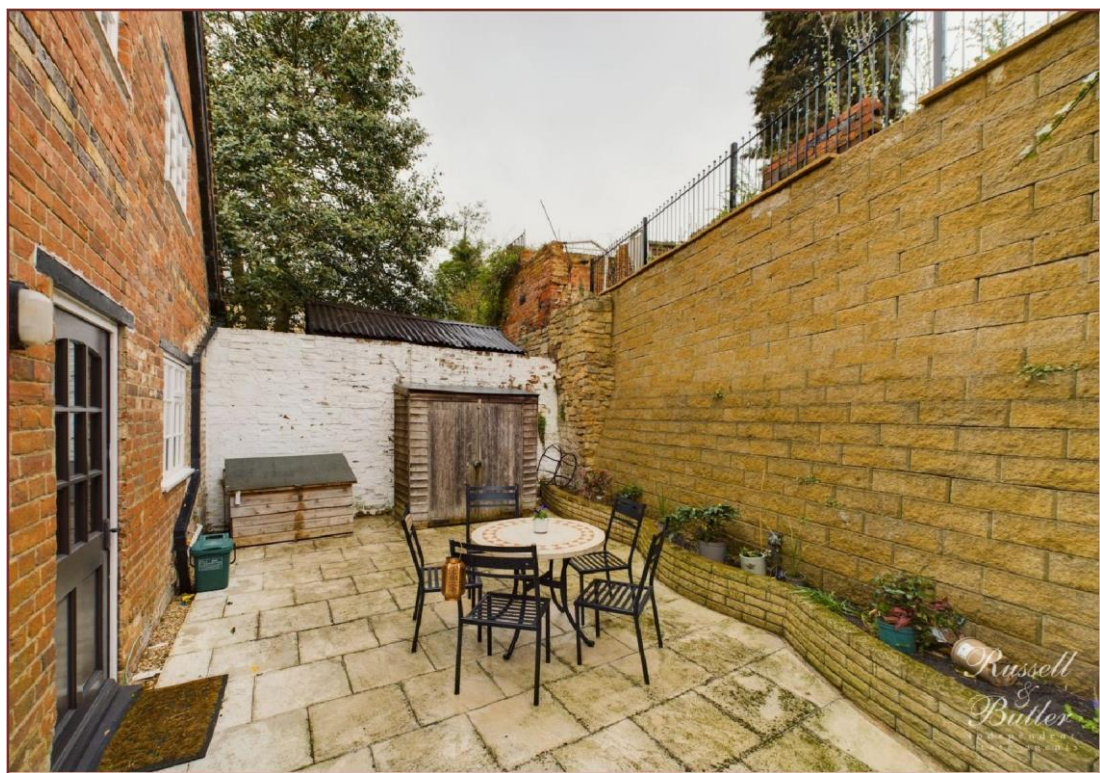
No allocated parking- On street parking only

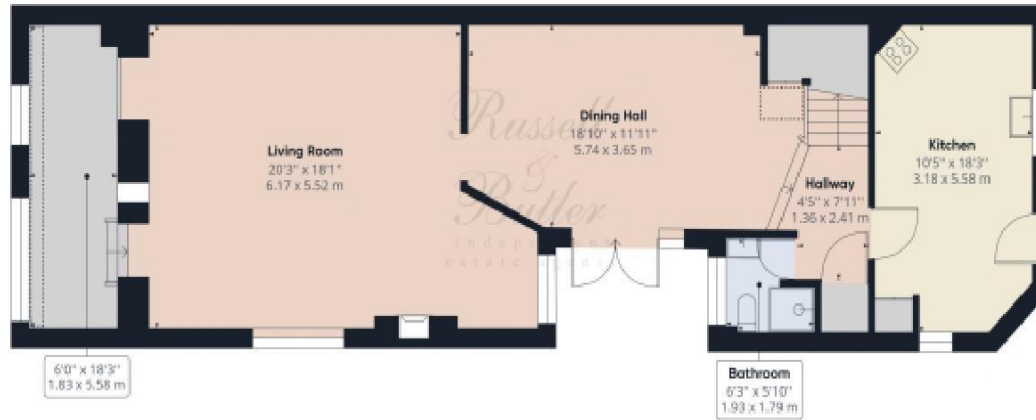
BROADBAND/MOBILE COVERAGE: Standard, Superfast & Ultrafast broadband available. Offering highest speeds of 8000Mbps download and 1000Mbps upload speeds. The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. 4G likely depending on provider, signal strength varies whether inside or outside. (Information obtained from Ofcom).



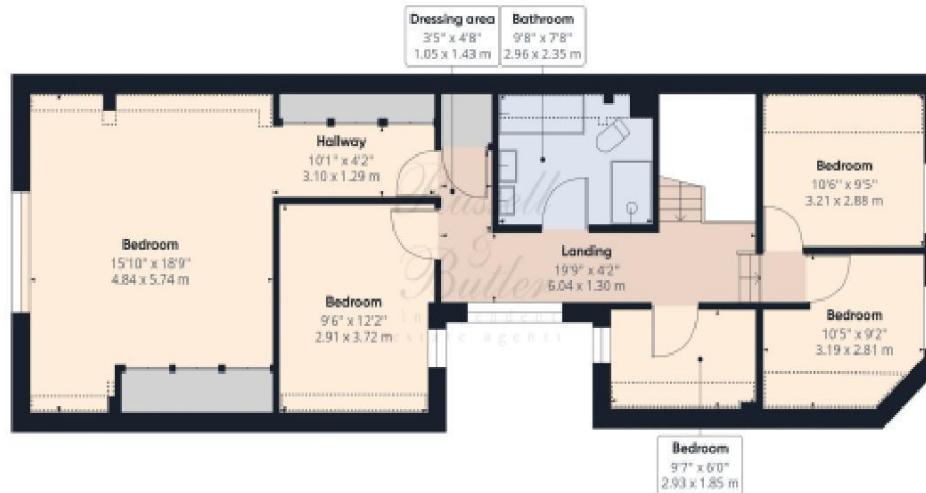


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Floor 0



Floor 1

Approximate total area⁽¹⁾

1986.89 ft²
 184.59 m²

Reduced headroom

126.09 ft²
 11.71 m²

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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All measurements are within 3 inches. Russell & Butler have not tested any apparatus, equipment, fixtures or services and it is in the buyer's interest to check the working condition of any appliances. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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