

Russell & Butler

independent estate agents

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Radclive Road, Gawcott, MK18 4JB

Asking Price £550,000.00

A very well presented four bedroom detached property situated in a village location just outside of Buckingham. The property has been renovated to a high standard and benefits from flexible accommodation throughout, driveway parking for up to three vehicles, large log burner, gas to radiator central heating and a good sized rear garden backing onto fields. The accommodation fully comprises: Entrance hall, refitted downstairs shower room, sitting room open through to a spacious kitchen/diner with impressive centre island and sliding corner doors leading out to the rear garden, laundry room, study, bedroom/further reception room, bedroom four, first floor landing, bedroom one open through to a dressing room and ensuite, bedroom two and family bathroom. To the outside plenty of off road parking and gated access leading to the rear garden which also benefits from a covered outdoor dining area and workroom offering a variety of uses. EPC rating C.



Entrance

Door to:

Entrance Hall

Downlighters, contemporary style radiator, under stairs storage space, space rising to first floor.

Shower Room

Fully tiled to comprise walk in shower, low level wc, wash hand basin with mixer tap, cupboard under, tiling to splash areas, heated towel rail, downlighters.

Sitting Room

21' 5" X 10' 5" (6.55m X 3.19m)

Large wood burner, contemporary style radiator, downlighters, Upvc double glazed (Non-opening) window to rear aspect, open through to:

Kitchen/Diner

20' 0" X 11' 7" (6.11m X 3.55m)

A range of base and eyelevel units, sink unit with boiling water tap, cupboard under, work tops over, built in dishwasher, built in oven, built in microwave, built in large fridge, built in large freezer, five ring electric hob, extractor over, contemporary style radiator, corner sliding doors, downlighters, Upvc double glazed window to side aspect.

Laundry Room

Space for dryer, space for washing machine, work top over, tiling to splash areas, space for coats and shoes, cupboard housing gas fired boiler, Velux window.

Study

6' 4" X 6' 0" (1.95m Max X 1.84m)

Upvc double glazed window to front aspect, contemporary style radiator, built in desk, downlighters.

Bedroom Four/Further Reception Room

10' 8" X 8' 11" (3.26m X 2.74m Max, 1.87m Min)

Upvc double glazed window to side aspect, contemporary style radiator, downlighters, storage area with hanging rail.

Bedroom Three/Further Reception Room

10' 5" X 9' 8" (3.19m X 2.97m)

Upvc double glazed window to front aspect, contemporary style radiator, downlighters, double sliding doors to sitting room.

First Floor Landing

Velux window to side aspect, downlighters.

Bedroom One

15' 3" X 12' 4" (4.66m X 3.77m)

Upvc double glazed window to rear aspect, Velux windows to side aspect, contemporary style radiator, downlighters, open through to dressing area and en-suite.

Dressing Room

A range of built in storage with hanging rails, contemporary style radiator, downlighters.

En-Suite

Free standing Oval shape bath with mixer tap and shower attachment, low level wc, wash hand basin with mixer tap, downlighters, drawers under, Velux to side aspect.

Bedroom Two

15' 3" X 12' 7" (4.66m X 3.84m)

Upvc double glazed window to front aspect, contemporary style radiator.

Family Bathroom

Fitted to comprise bath with mixer tap and shower over, shower screen as fitted, low level, wc, wash hand basin with mixer tap, drawers under, heated towel rail, Upvc double glazed window to side aspect, tiling to splash areas, downlighters.

Outside

Front Aspect

Gravel driveway for approx. three cars, outside power, outside tap, outside lighting, gated side access.

Rear Garden

Laid mainly to lawn with decked seating area, further paved patio seating area, a further paved area to the side, a range of flower and shrub beds, outside lighting, outside power, outside tap, storage shed.

SummerHouse

An ideal outside working space, power and light connected, electric heater.

Please Note

All mains services connected.

EPC Rating: C.

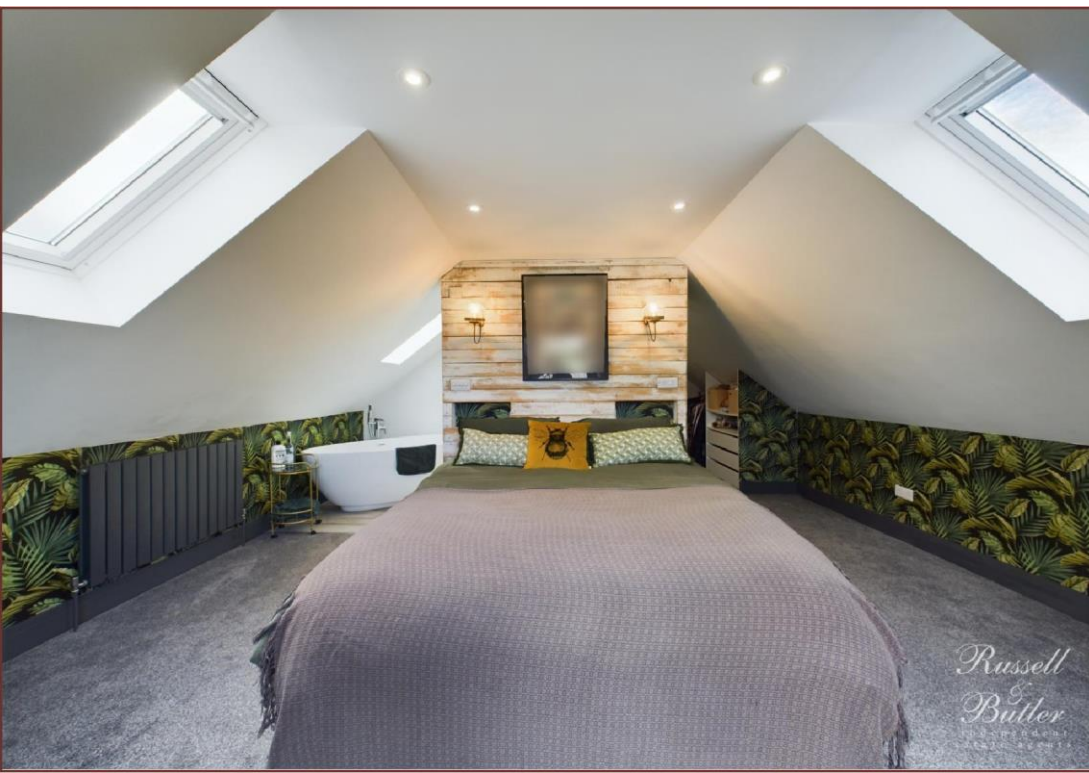
Council Tax Band: D.

Please note some restricted head room.

Measurements on floor plan are approximately due to amongst other things wall thickness etc. These are therefore not to be relied on.

Mortgage Advice

If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they place often get exclusive rates not available to others too. Please contact us for further information.





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Floor 0



Floor 1

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Approximate total area⁽¹⁾

1525.62 ft²
141.73 m²

Reduced headroom

179.93 ft²
16.72 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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