

*Russell & Butler*

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

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t: 01280 815999 e: [sales@russellandbutler.com](mailto:sales@russellandbutler.com)





# The Old School, The Square, Akeley, MK18 5HP

**Asking Price £800,000.00**

A fabulous five bedroom detached converted school which dates from 1854 which has been sympathetically renovated and extended by the current owner. The property which is situated in this sought after village location, provides spacious flexible accommodation which will appeal to families', the home worker and is also ideal for dual family living. Benefits include air source heating, a spacious fitted kitchen with open plan dining room, three bath/shower rooms, ground floor and first floor bedrooms, a good size well stocked garden and ample off road parking. The accommodation comprises: Open entrance porch, sitting room with log burner, inner hall way, kitchen, dining room, utility room, three ground floor bedrooms, three ground floor bath/shower rooms, two first floor bedrooms, good size garden and off road parking. Energy rating D.



### **Open entrance porch**

with quarry tiled floor and light , outside power point, solid wood entrance door to sitting room.

### **Sitting Room**

8.27m Max x 4.96m Max

Fireplace with log burner, two radiators, Upvc double glazed windows to front aspect & south aspects. Cast iron spiral stair case to first floor open through to inner hallway, Karndeian flooring.

### **Inner Hallway**

with radiator, Upvc double glazed window to front aspect doors to ground floor bedrooms. Karndeian flooring.

### **Ground Floor Bedroom One**

4.56m Max x 4.06m Max

Radiator, wood laminate flooring. Upvc double glazed window to front aspect. Upvc double glazed French patio doors to garden, wall lights, coved cornice.

### **En-Suite**

White suite of double width fully tiled shower cubicle, wash hand basin with cupboard under, Low flush w/c , wood laminate floor, towel radiator, extractor fan, Upvc double glazed window to side aspect.

### **Ground Floor Bedroom Two**

3.38m Max x 3.36m Max

Radiator, Karndeian flooring, vanity wash hand basin with cupboard under, Upvc double glazed window to rear aspect.

### **Dining Room**

4.40m Max x 2.92m Max

Radiator, Indian sandstone flooring, Upvc double glazed French patio doors to rear garden, steps to guest bedroom three, open through to kitchen door to utility room and ground floor bathroom, Inset LED downlighting.

### **Kitchen/Breakfast Room**

4.74m Max x 3.39m Max

Fitted to comprise inset single drainer ceramic sink unit mono bloc mixer tap, cupboard under, further extensive range of base and eye level units, two pull out larder cupboards, pan drawers, breakfast bar. Four ring induction hob with extraction over, single level electric double oven and grill, integrated dishwasher, space for fridge freezer, Indian sandstone floor, Inset downlighting , Upvc double glazed window to rear aspect.

### **Utility**

Range of built in storage cupboards, cupboard under with plumbing for automatic washing machine and space for tumble drier, pressurised hot water tank, heating controls, cupboard under housing butler sink and lights.

### **Ground Floor Bathroom**

2.25m Max x 2.06m Max

White suite of l shaped bath with shower over and glazed screen, wash hand basin , low flush w/c, Indian sandstone floor , two Upvc double glazed windows to side aspect, extractor fan, ladder towel radiator.

### **Rear Hallway**

door to garden , Indian sandstone floor.

### **Guest Bedroom Three**

Radiator, ceramic tiled floor, vaulted ceiling , Upvc double glazed windows to side and front aspects. This makes an ideal guest room or for dual family living or a teenager.

### **En-Suite**

White suite of shower cubicle, wash hand basin, cupboard under, low flush w/c, Indian sandstone floor, radiator, Upvc double glazed window to side aspect, extractor fan.

### **First Floor Mezzanine**

3.15m Max x 3.03m Max

Radiator, doors to bedrooms four and five, eaves storage cupboard under.

### **Bedroom Four**

6.51m Max x 2.87m , Max 2.10m

Radiator, built in wardrobes, Karndeian flooring, large velux window, Upvc double glazed window to side aspect, eaves storage cupboard under.

N.B Please note some restricted headroom.

### **Bedroom Five**

5.32m Max x 3.32m Max

Radiator, built in wardrobes, eaves storage cupboards under, , large velux window, Upvc double glazed window to front aspect. N.B some restricted headroom.

### **Front Garden**

Laid to shingle enclosed by picket fence. Gated side access to rear garden, large shingle driveway providing parking for multiple cars. Flower and shrub beds and borders. Area housing air source heat pump. Electric car charging point .

### **Rear Garden**

Laid to lawn with well stocked flower and shrub beds and borders. Large fish pond with water fall. Stone shingle seating area, patio with pergola off kitchen/ dining room with all with ambient lighting, outside power point , path to third patio , crazy paving with pergola, out door bar with power and light connected. Fully enclosed by hedge and fencing.

### **Please Note**

All mains services connected except Gas Heating via Air source heat pump  
EPC Rating: TBC  
Council Tax Band: F  
Fibre broadband connected. 300 Megabits.

### **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.

### **N.B.**

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









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Approximate total area<sup>(1)</sup>

2039.35 ft<sup>2</sup>

189.46 m<sup>2</sup>

Reduced headroom

231.05 ft<sup>2</sup>

21.47 m<sup>2</sup>

(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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