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## Chestnut Leys, Steeple Claydon, MK18 2RR

Asking Price £499,750.00 Freehold

Located in a quiet cul de sac in the village of Steeple Claydon a four-bedroom detached family home with an established and good sized south facing rear garden. The accommodation comprises: hallway, sitting room with living flame gas fire and bay window, dining room that leads into the conservatory, a refitted kitchen with integrated appliances, separate utility room, home office/family room and a ground floor cloakroom. The first-floor landing leads to the master bedroom which benefits from built in wardrobes and an en-suite shower room, three further bedrooms and the family bathroom with white suite. There is a driveway to the front and a detached double width garage with an electric door roller door. The south facing gardens to the rear are landscaped are laid mainly to lawn with a blocked paved patio with awning, an ornamental pond, established and well stocked beds and borders with further patio and bar- be- cue area with summer house. EPC rating D



### **Entrance Hall**

Providing access to accommodation, stairs rising to first floor, radiator, under stair storage cupboard, wood laminate flooring, coving to ceiling,

### **Cloakroom**

White suite of low-level W/C with concealed cistern, wash hand basin with storage cupboard under, half height tiling to walls, chrome/ladder towel rail, ceramic tiled flooring, feature leaded light effect porthole window to the front.

### **Office/Family Room**

*12' 8" X 7' 10" (3.86m X 2.39m)*

Double glazed leaded light effect window to front aspect, wood laminate flooring, radiator, coving to ceiling.

### **Sitting Room**

*15' 8" X 14' 4" (4.78m X 4.37m)*

With leaded light effect double glazed box bay window to the front elevation, three wall light points, coving to ceiling, radiator, fireplace with living flame gas as fitted, part glazed double doors to the dining room.

### **Kitchen**

*9' 2" X 13' 0" (2.79m X 3.96m)*

Re-fitted to a high specification to comprise of inset one and a quarter stainless steel sink unit with mono bloc mixer taps, cupboard under, a further range of wall, drawer and base units with work tops over, ceramic tiling to splash areas, built in five burner gas hob with stainless steel splash back and extractor hood over, built in double electric oven, integrated dish washer, integrated fridge and freezer, built in wine rack, pull out larder unit, inset down lighters, Double glazed leaded light effect window overlooking the rear garden, door to the utility room.

### **Utility**

*9' 0" X 7' 10" (2.74m X 2.39m)*

Space and plumbing for washing machine, space for tumble dryer, inset single drainer stainless steel sink unit with mono bloc mixer taps, cupboard under, further storage cupboards with work tops over, ceramic tiling to splash areas double glazed leaded light effect window to the rear, radiator, ceramic tiled flooring, cupboard housing wall mounted gas fired boiler (replaced February 2024) Upvc double glazed door to side aspect.

### **Dining Room**

*13' 3" X 9' 4" (4.04m X 2.84m)*

Coving to ceiling, two wall light points, wood laminate flooring, double glazed door to the conservatory.

### **Conservatory**

*10' 11" X 9' 6" (3.33m X 2.90m)*

Upvc double glazed with brick base, radiator, tiled flooring, double glazed French patio doors to the rear garden.

### **First Floor Landing**

Access to boarded loft space with ladder and light, storage cupboard, airing cupboard housing hot water tank.

### **Bedroom One**

*13' 1" X 10' 6" (3.99m X 3.20m)*

Benefitting from built in triple wardrobes with sliding doors, shelving recess, radiator, double glazed leaded light effect window to front aspect, door to en-suite shower room.

### **En-Suite**

White suite of fully tiled double width shower cubicle with shower as fitted, glazed screen, wash hand basin with mixer tap, low level W/C with concealed cistern, chrome ladder/towel rail, full height ceramic tiling to walls, tiled flooring, double glazed window to side aspect.

### **Bedroom Two**

*9' 4" X 13' 1" (2.84m X 3.99m)*

Double glazed leaded light effect window to rear aspect, radiator, wood laminate flooring.

### **Bedroom Three**

*9' 7" X 7' 11" (2.92m X 2.41m)*

Double glazed leaded light effect window to rear aspect, radiator, wood laminate flooring.

### **Bedroom Four**

*9' 8" X 7' 8" (2.95m X 2.34m)*

With built in storage cupboard, radiator, double glazed leaded light effect window to front aspect, wood laminate flooring.

### **Family Bathroom**

*6' 7" X 6' 5" (2.01m X 1.96m)*

White suite of panel bath with separate shower over, glazed screen, low flush W/C concealed cistern, wash hand basin housed in vanity unit, full height ceramic tiling to walls, chrome ladder towel rail, inset down lighters, tiled flooring, double glazed leaded light effect window to rear aspect.

### **Front Garden**

part enclosed by retaining wall, with lawn area, flower and shrub beds and borders, covered porch entrance, driveway leading to detached double width garage, gated side access to rear garden.

### **Double Width Garage**

*17' 0" X 16' 9" (5.18m X 5.11m)*

With remote control electric roller door, light and power connected, eaves storage space.

### **Rear Garden**

A particular attractive feature of this property are the landscaped south facing rear gardens which are laid mainly to lawn with feature ornamental pond, paved patio with electric awning, well stocked and established flower and shrub beds and borders, corner decked area with pergola, further patio and covered bar -be -cue area with timber summer house, gated access to the front, power sockets, outside tap, outside lighting, fully enclosed by panel fencing.

### **Please Note**

All main services are connected.

EPC rating D

Council tax band F

Flood Risk; low

Vodafone, O2, EE and Three network likely available.

Superfast broadband available.

Measurements on floor plan are approximate 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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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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