

Russell & Butler
i n d e p e n d e n t e s t a t e a g e n t s

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

t: 01280 815999 e: sales@russellandbutler.com



Crispin Cottage, Turweston, NN13 5JG

Asking Price £435,000 Freehold

A beautifully presented three-bedroom stone cottage located in a conservation area in the sought after village of Turweston. This lovely property has many character features such as exposed timbers, stone walls and a wood burning stove. The accommodation in brief comprises: Enclosed front gardens with pathway leading to the property entrance, entrance hall, spacious family/dining room with wooden flooring and feature wood burning stove, separate sitting room with exposed stone wall, kitchen/breakfast room opening through to a bright and airy conservatory and a ground floor cloakroom. On the first floor, a spacious landing leading to the main bedroom, two further double bedrooms and the family bathroom, which has been tastefully re-fitted to include both a floor standing bathtub and a separate shower. Outside the gardens are tiered with shingle and paved patio areas, laid to lawn with well stocked and established flower and shrub beds with a detached double garage and driveway. EPC rating E. Council tax band F. The village of Turweston provides a public house, church and village hall and easy access to the M40, M1 and A43.



Entrance

Door to

Entrance Hall

Tiled floor, stairs rising to first floor.

Cloakroom

White suite of low level wc, pedestal wash hand bain, ceramic tiling to walls, chrome ladder towel rail, Upvc double glazed window to side aspect, ceramic tiled floor.

Sitting Room

15' 1" X 11' 4" (4.62m X 3.47m)

Dual aspect sitting room, feature panelling to one wall, exposed brick wall, two Upvc double glazed windows to front and rear aspects, inset downlighters.

Family/Dining room

15' 7" X 19' 1" (4.76m X 5.83m)

Wood burner stove, wood laminate flooring, Upvc double glazed window to front aspect, three wall light points, under stairs storage cupboard.

Kitchen/Breakfast Room

15' 4" X 9' 3" (4.69m X 2.83m)

Fitted to comprise inset one and a quarter ceramic sink unit with mono bloc mixer tap, further range of wall and base units, work tops over, ceramic tiling to splash areas, built in electric oven, ceramic hob, built in dishwasher, pull out larder cupboard, inset downlighters, Karndean flooring, Upvc double glazed window to rear aspect, window to conservatory.

Conservatory

13' 3" X 11' 4" (4.06m X 3.47m)

Upvc conservatory with Exposed brick stone wall, inset downlighters, radiator, inset downlighters, space and plumbing for washing machine, space and vent for tumble dryer, Upvc double glazed window to rear aspect.

Bedroom One

15' 0" X 11' 3" (4.59m X 3.45m)

Dual aspect with Two Upvc double glazed windows to front and rear aspects, double panel radiator.

Bedroom Two

11' 4" X 9' 1" (3.46m X 2.78m)

Two Velux windows (Non-opening), Upvc double glazed window to side aspect, eaves storage cupboard, exposed stone wall.

Bedroom Three

13' 2" X 11' 0" (4.03m X 3.36m)

Two Upvc double glazed windows to front aspect, double panel radiator.

Family Bathroom

9' 9" X 5' 10" (2.99m X 1.78m)

Fabulous refitted bathroom to comprise free standing ball and claw bath, pedestal wash hand basin, traditional style radiator, double width walk in shower with glazed screen, low level wc, tongue and grove panelling to walls, wood laminate flooring, Velux window.

Double Garage

17' 5" X 16' 0" (5.32m X 4.89m)

Detached double garage with two up and over doors, two Upvc double glazed windows to rear aspect, light and power connected, eaves storage space, personal door to rear garden.

Rear Garden

The property benefits from an elevated cottage style garden on two levels, with established flower and shrub borders and lawned area enjoying the sun until the evening. The gardens are enclosed by hedging with gated access to the rear and double width garage. Steps descending to the lower level and the conservatory. Outside light, Outside power, Outside tap.

Please Note

EPC Rating: E.

Council Tax Band: F.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Oil fired boiler supplying both domestic hot water and radiator central heating.

BROADBAND/MOBILE COVERAGE: Standard & Superfast broadband available. Offering highest speeds of 80Mbps download and 20Mbps 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).

Parking: Garage and Driveway parking.

Pursuant to the terms of the Estates Act 1979. We disclose that the seller of this property is an employee of Russell & Butler.

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.





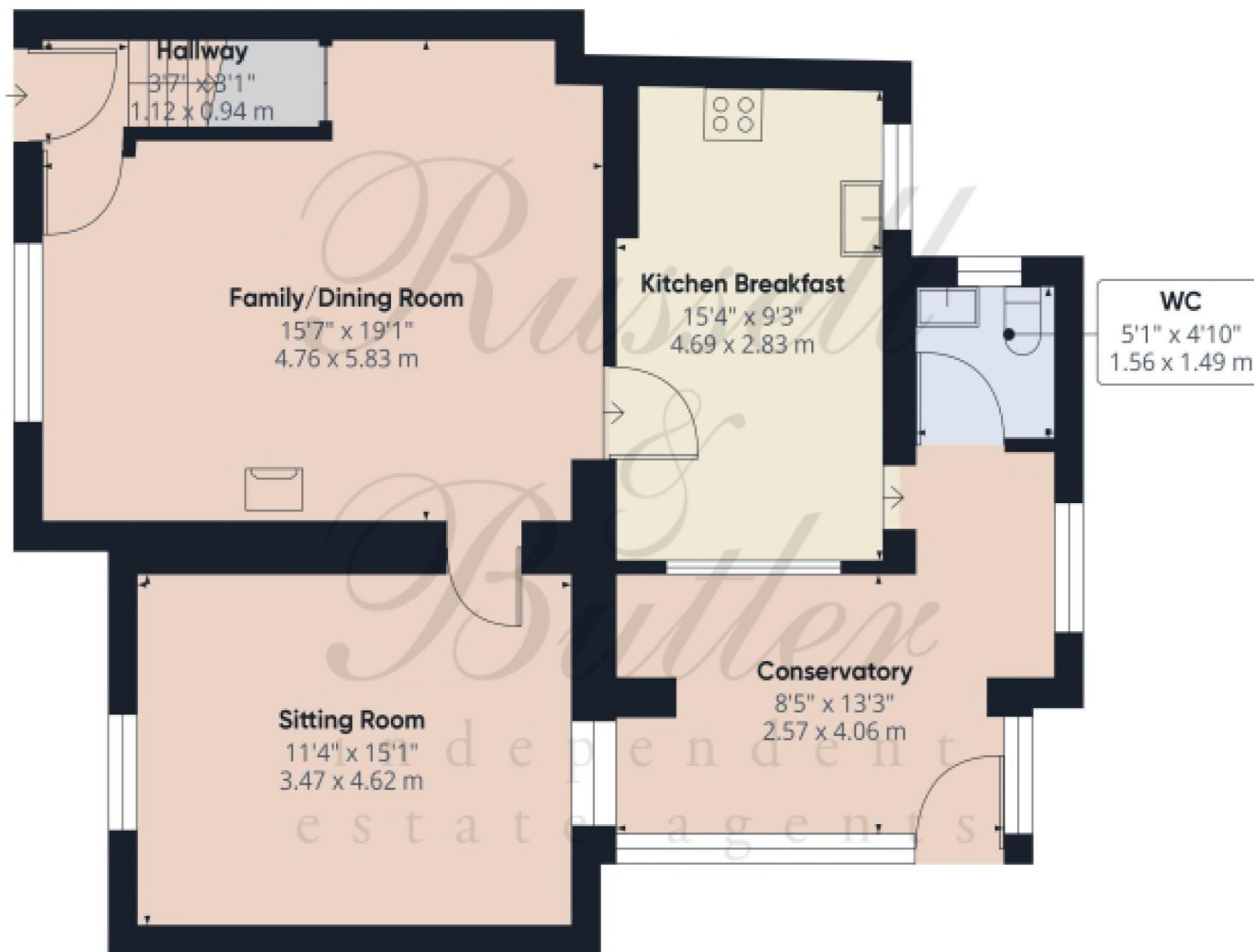
*Russell
& Butler*
independent
estate agents







*Russell
&
Butler*
Independent
Estate Agents



Approximate total area¹⁾

770.81 ft²

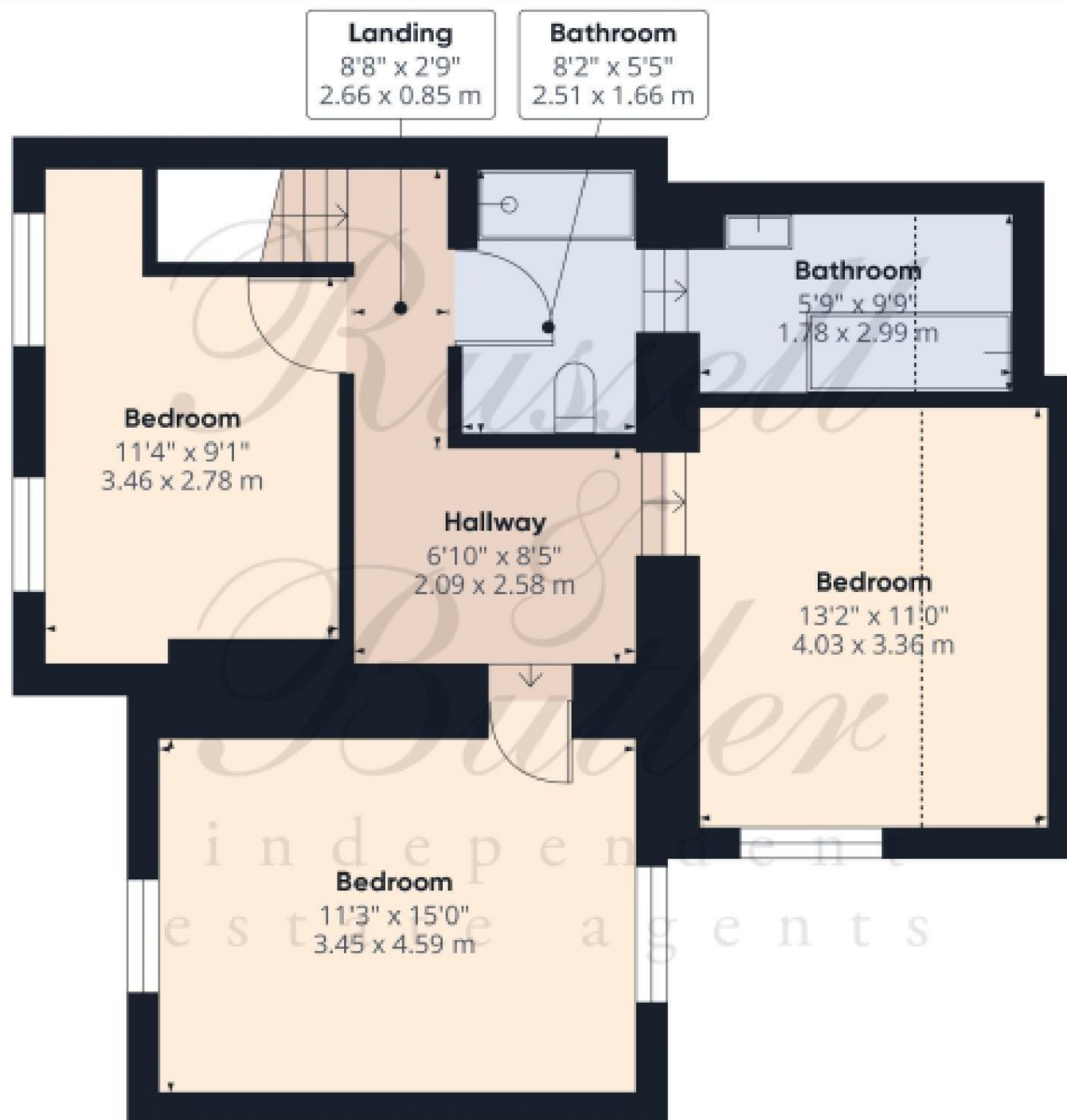
71.61 m²

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GRAPPE350



Floor 1 Building 1

*Russell
& Butler*
Independent
Estate Agents

Approximate total area^H

625.61 ft²

58.12 m²

Reduced headroom

70.4 ft²

6.54 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GRAFF360



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.

Visit us online: www.russellandbutler.com

