

*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

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**OPEN 7 DAYS A WEEK**  
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**Mitre Street, Buckingham, MK18 1DW**  
**FIXED Price £450,000. Freehold**

Full of charm and character this delightful Grade 2 listed thatched cottage is believed to date back to Circa 1430. The property is timber framed being constructed primarily from "crucks" (long A-frames joined at the top by cross bars). There is an **INGLENOOK FIREPLACE WITH WOOD BURNER**, a wealth of exposed beams and timbers, flag stone, brick and quarry tiled flooring, with modern living catered for via the gas to radiator central heating, **TWO BATHROOMS**, (one on the ground floor and one first floor), a **BEAUTIFUL WALLED COURTYARD STYLE GARDEN PLUS FURTHER GARDEN, PARKING FOR FIVE CARS PLUS CAR CHARGING POINT** and a useful, separate and **SPACIOUS TWO ROOM GARDEN ANNEXE WITH SHOWER ROOM**. Comprises: Entrance lobby, sitting room, dining room, study, kitchen, utility, rear lobby/pantry, a ground floor bathroom & two bedrooms connected via a fabulous L-shaped Jack & Jill bathroom. Energy rating exempt.





**Entrance**  
Solid wood entrance door to;

**Entrance Hall**  
Quarry tiled floor, half height panelling to walls, electric meter cupboard, door to dining room.

**Dining Room**  
17' 5" x 11' 7" (5.30m x 3.52m)  
Fireplace with wood burner, solid wood lintel over, brick flooring, exposed beams, sash window to front aspect, under stair storage cupboard, concealed staircase to first floor, door to kitchen and study.

**Sitting Room**  
16' 10" x 9' 0" (5.14m x 2.74m)  
Inglenook fireplace with wood burner, solid wood lintel over, quarry tiled hearth, flagstone floor, exposed beams, radiator, window to front aspect, recessed shelving, ladder stairs to first floor.

**Study**  
8' 10" x 7' 9" (2.70m x 2.37m)  
Quarry tiled floor, window to rear aspect, exposed beams, radiator.

**Kitchen/Breakfast Room**  
13' 0" x 8' 2" (3.95m x 2.48m)  
Butler sink with cupboard under, granite work surface with further storage space under, pantry/storage cupboard, space for range cooker, window to rear aspect, exposed beams, double radiator, flagstone floor, stable door to rear garden.

**Rear Lobby**  
Lobby with shelving for use as a pantry, plus fridge freezer space, window to side aspect, doorway to:

**Utility Room**  
9' 9" x 7' 1" (2.96m x 2.15m)  
Butler sink with cupboard, further eye level units, plumbing for washing machine, cupboard housing 'Valiant' gas boiler supplying both domestic hot water and gas to radiator central heating, radiator, quarry tiled floor, window to side aspect, access to loft space, door to;

**Ground Floor Bathroom**  
9' 9" x 7' 5" (2.98m x 2.26m)  
White suite of panel bath with mixer tap shower attachment, pedestal wash hand basin, low flush W/C, fully tiled shower cubicle, half height wood panelling to walls, half height ceramic tiling to remainder, radiator, ceramic tiled floor, radiator, window to rear aspect, window to side aspect.

**First Floor Bedroom One**  
16' 9" x 11' 6" (5.10m x 3.51m)  
Windows to front and rear aspects, fitted wardrobes with double hanging rails, additional low level fitted storage cupboard with window seat, radiator, door to Jack & Jill bathroom.

**Jack and Jill Bathroom**  
'L' shaped. White suite of floor standing bath with telephone mixer taps and shower attachment, stone wash hand basin with solid Oak cabinet, low flush W/C, solid Oak storage cabinet, exposed wood floor, ladder towel rail, radiator, windows to front and rear aspects.

**First Floor Bedroom Two**  
16' 9" x 9' 9" (5.10m x 2.98m)  
Vaulted beamed ceiling, window to front aspect, hatch to ladder stairs, radiator, low door to Jack & Jill bathroom.

**Rear Garden**  
Beautiful walled garden in courtyard style, fully paved with well stocked flower and shrub beds and borders, 'L' shape pergola, outside lighting, gated side access.

**Further Garden and Parking**  
Double wooden gates provide vehicular access to off road parking, the further garden is of a good size with paved patio under a lean to canopy, further paving and raised flower and vegetable beds, timber storage shed with power and light connected, fully enclosed by timber fencing.

**Annexe**  
Office: 4.42 max x 3.44  
Windows overlooking garden. Stable door to garden, built in dresser, electric panel radiator, door to:-  
  
Bedroom: 3.10 x 2.28  
Window overlooking garden, electric panel heater, door to:  
  
Shower Room: 2.20 x 1.80  
Fully tiled shower cubicle, wash hand basin with cupboards under, low flush WC, full ceramic tiling to all walls, electric towel radiator, window, extractor fan, ceramic tiled floor.

**Please Note**  
All mains services connected.  
Council Tax Band C.  
EPC Rating: Exempt

Standard, superfast and Ultrafast broadband available.

Mobile:  
Indoor Three Voice and Data Likely.  
EE, 02 and Vodafone Voice and Data limited  
Outdoor  
EE, 02, Three and Vodafone Voice and Data Likely.

Flood Risk:  
From Rivers and Seas - Very low risk of flooding.

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

Wiring upgraded to current standards in May 2022, Certificate in place.  
Car charging point installed October 2022.

**Mortgage Advice**  
If you require a mortgage we highly recommend that you speak to our independent Mortgage Advisor 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 the market and due to the volume of mortgages they place, often get exclusive rates not available to others. Please contact us for further information.







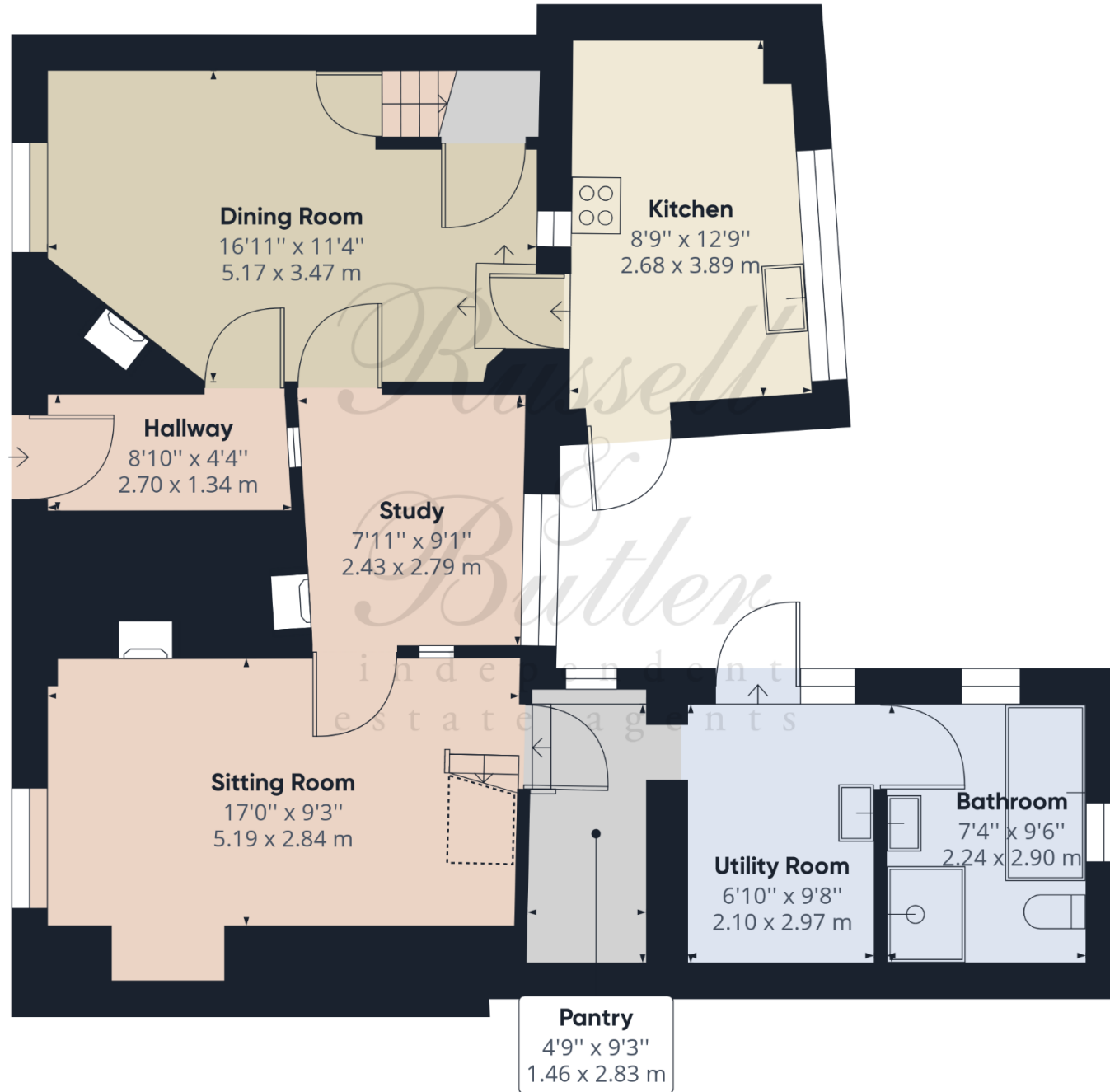


*Russell  
& Butler*  
independent  
estate agents









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

754.74 ft<sup>2</sup>

70.12 m<sup>2</sup>

**Reduced headroom**

8.18 ft<sup>2</sup>

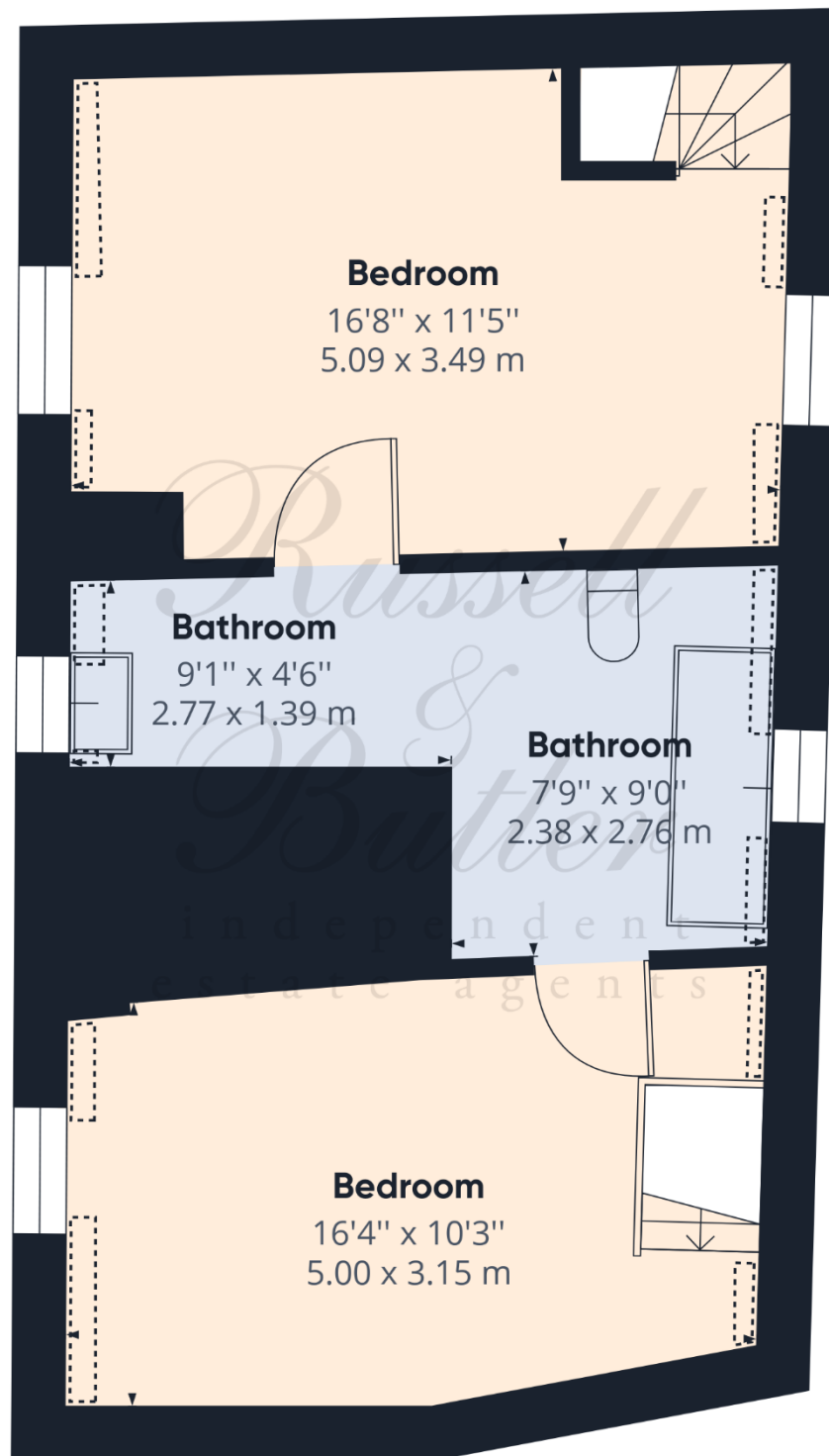
0.76 m<sup>2</sup>

(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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Floor 1 Building 1

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

447.18 ft<sup>2</sup>

41.54 m<sup>2</sup>

**Reduced headroom**

18.73 ft<sup>2</sup>

1.74 m<sup>2</sup>

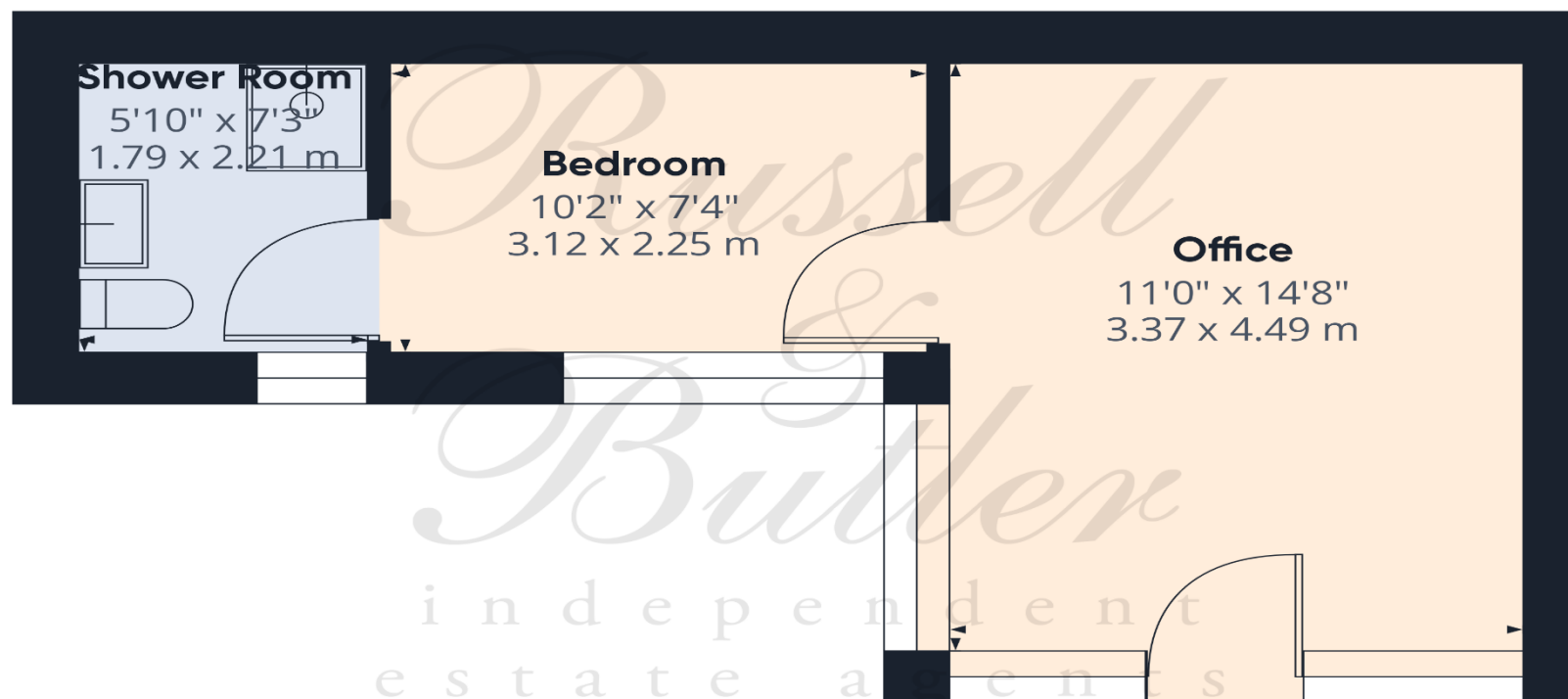
(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

287.72 ft<sup>2</sup>  
26.73 m<sup>2</sup>

(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.

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Floor 0 Building 2

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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