

*Russell & Butler*  
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**Main Street, Chackmore, MK18 5JF**

**Asking Price £439,995.00 Freehold**

We are delighted to offer for sale this charming, three double bedroom detached cottage in the sought after and desirable village of Chackmore. This lovely cottage benefits from a spacious hallway which in turn leads to the ground floor accommodation which includes sitting room with a feature fireplace with wood burning stove and exposed brickwork, the kitchen/dining rooms are light and airy with French doors leading out onto the good size landscaped rear gardens. On the first floor the landing leads to the master bedroom has exposed timbers and an en -suite shower room, there are two further double bedrooms and the family bathroom with white suite. There is side access to the rear gardens which are laid mainly to lawn with several patio and seating areas with well stocked beds and borders. Chackmore is located within a few minutes walk of Stowe National Trust Gardens and has a primary school and The Queen's Head village pub. EPC rating D. Council Tax Band: B.



**Entrance**

Replacement composite door to entrance hall.

**Entrance Hall**

*12' 2" X 5' 9" (3.73m X 1.77m)*

Stairs rising to first floor, Quarry tiled floor, two under stair storage cupboards, double panel radiator.

**Sitting Room**

*15' 3" X 10' 11" (4.67m X 3.35m)*

Upvc double glazed window to side and front aspect, two double panel radiators, feature fireplace with multi fuel stove, exposed brickwork.

**Kitchen/Diner**

*12' 5" X 8' 4" (3.80m X 2.55m)*

Fitted to comprise inset Belfast sink unit, mono bloc mixer tap with hose attachment, cupboard under, further range of wall/drawer and base units, Oak work tops over, wall mounted Worcester oil fired boiler supplying both domestic hot water and radiator central heating, ceramic tiling to splash areas, radiator, integrated induction hob, built in electric oven and grill, space and plumbing for washing machine and dishwasher, fridge freezer, Quarry tiled flooring, Upvc double glazed window to rear aspect.

**Dining Area**

*12' 5" X 8' 4" (3.81m X 2.55m)*

Range of wall units, integrated fridge/freezer, Quarry tiled floor, double panel radiator, Upvc double French doors to rear garden.

**First Floor Landing**

Upvc double glazed window to side aspect, exposed timber, access to fully boarded loft space with ladder, light and power connected.

**Bedroom One**

*11' 0" X 10' 2" (3.36m X 3.12m)*

Upvc double glazed window to front aspect, exposed ceiling timbers, double panel radiator.

**En-Suite**

Fully tiled corner shower cubicle with electric shower as fitted, wash hand basin with mixer tap, chrome ladder radiator, window to side aspect, ceramic tiled floor, exposed beams, ceramic tiling to walls, extractor fan.

**Bedroom Two**

*12' 4" X 8' 0" (3.77m X 2.46m)*

Double panel radiator, Upvc double glazed window to rear aspect.

**Bedroom Three**

*12' 2" X 6' 10" (3.72m X 2.09m)*

Double panel radiator, Upvc double glazed window to rear aspect.

**Family Bathroom**

White suite of panel bath, telephone mixer taps, pedestal wash hand basin, low level wc, Upvc double glazed window to side aspect, full ceramic tiling to all walls, chrome ladder radiator, large storage cupboard, hot water tank, extractor fan.

**Rear Garden**

Fully enclosed rear garden with path leading to gravelled area, lawn with established flower beds, patio with seating area, outside tap.

**Please Note**

EPC Rating: D.

Council Tax Band: B.

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 and Ultrafast broadband available. Offering highest speeds of 1000Mbps download and 1000Mbps 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: No allocated parking.

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















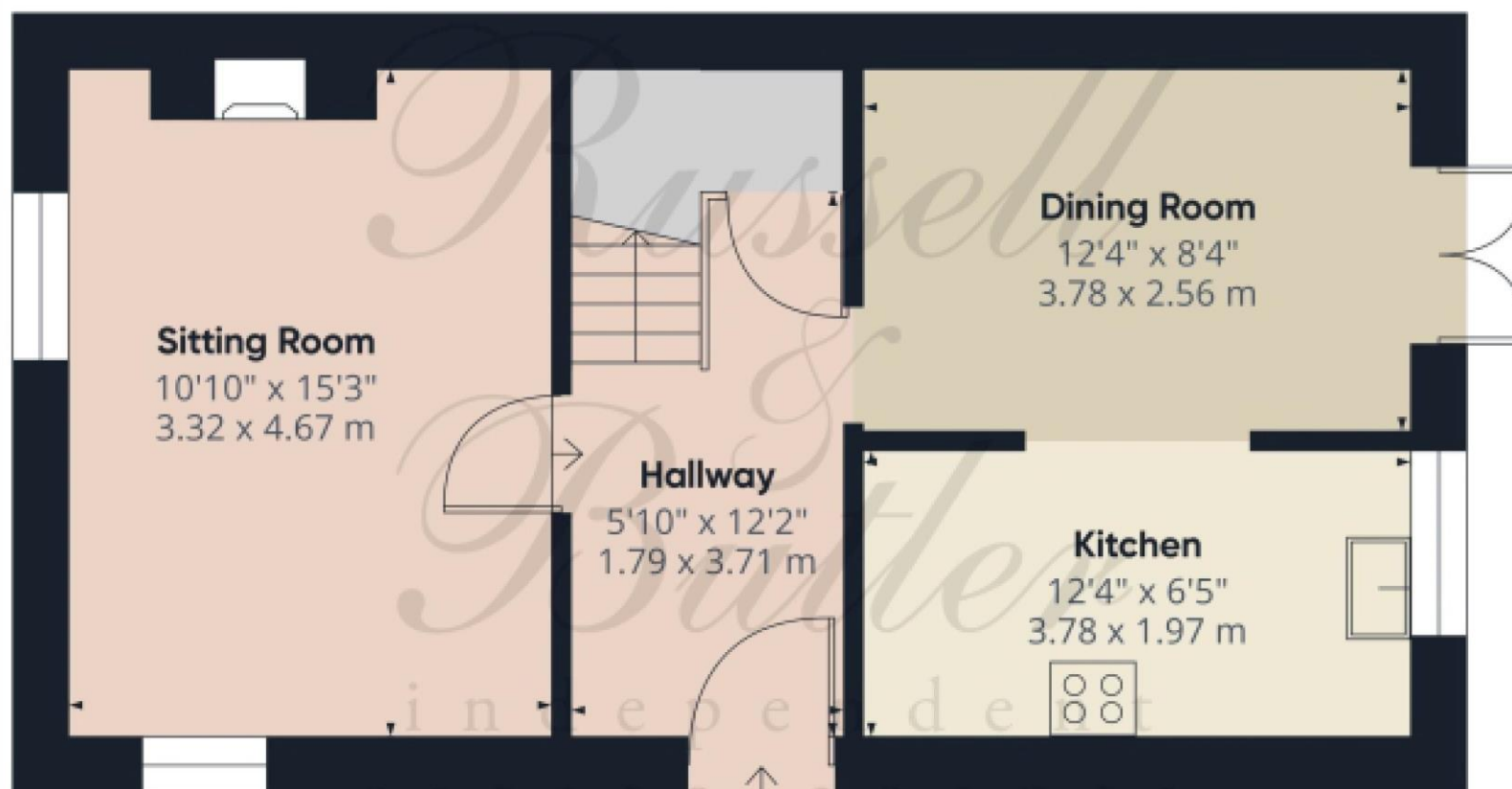
Approximate total area<sup>(1)</sup>  
442.72 ft<sup>2</sup>  
41.13 m<sup>2</sup>

(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.

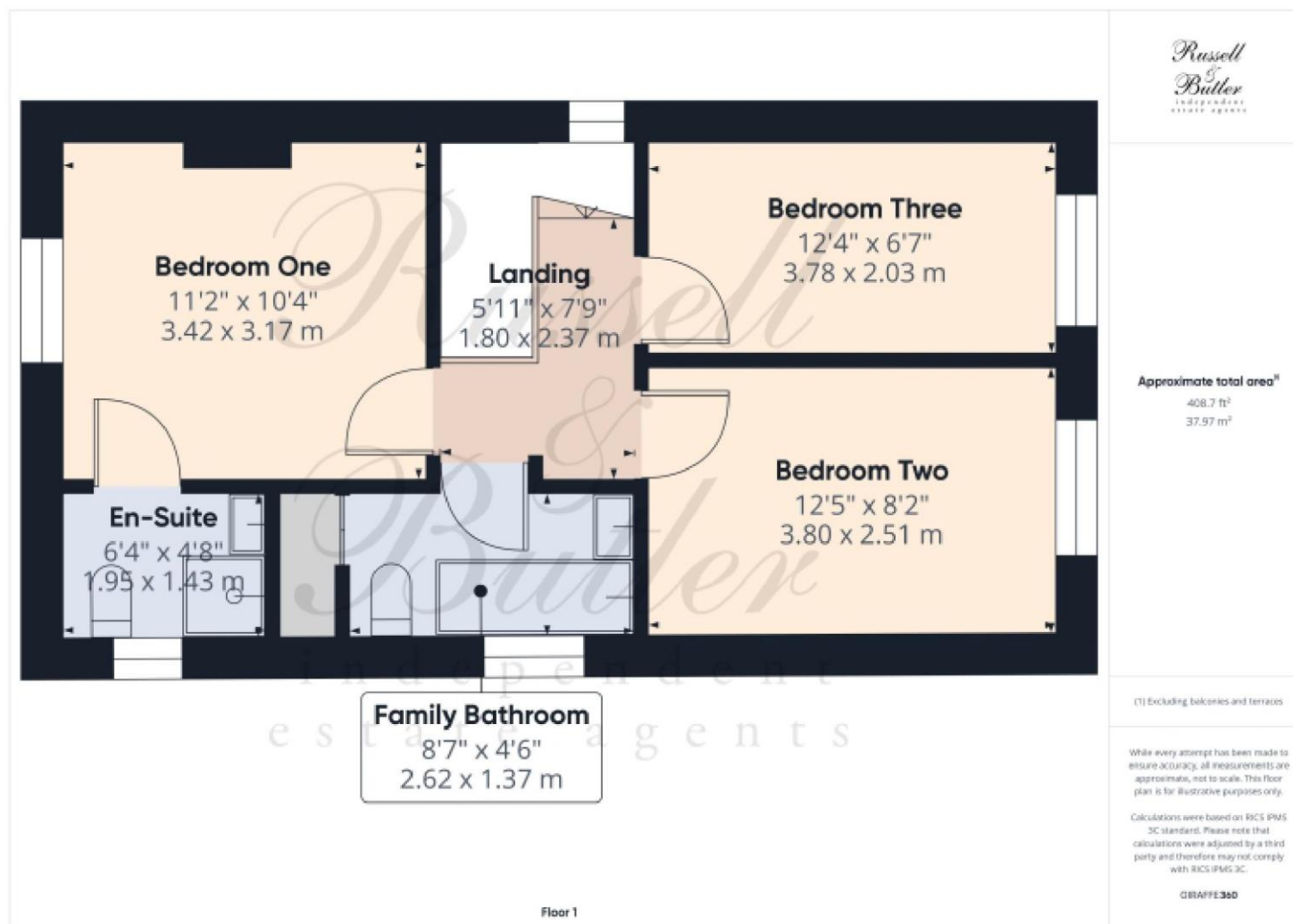
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 0





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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