

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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Wood Lane Cottage, Upper Street, Tingewick, Buckinghamshire, MK18 4QS

Asking Price £695,000.00 Freehold

A delightful Grade 2 Listed detached stone cottage situated along a quiet country lane in this sought after village. Believed to date back to the late 17th century, the property offers a wealth of character features and includes exposed beams through out, an inglenook fireplace with 'AGA', flagstone and wooden flooring and further offers gas to radiator central heating, a fabulous solid Oak kitchen and a good side rear garden. The accommodation comprises: Dining hall, Kitchen, Snug, Sitting Room, Mezzanine bedroom with en-suite W.C., first floor landing with two double bedrooms and a bathroom, second floor landing with a bedroom and bathroom. On the outside, a well stocked front garden, good sized rear garden and a garage with attached double storey studio with potential to convert (subject to planning and listed consent). No onward chain. Council Tax Band F. Energy Rating D.



Entrance

Solid wood entrance door to Dining room.

Sitting Room

Fireplace with log burner, windows to front and rear aspects, glazed French door to rear garden, exposed wood flooring, range of Oak frontage, storage cupboards, Oak stair case to Mezzanine bedroom.

Dining Room

14' 0" X 11' 8" (4.27m Max, 3.29m Min x 3.57m)
Inglenook fireplace with gas fired AGA, flag stone flooring, deep sill window to front aspect, window to rear aspect, stairs rising to first floor, open through to radiator, exposed ceiling beams.

Snug

11' 8" X 14' 6" (3.56m X 4.44m)
Deep sill windows to front and rear aspects, part glazed door to rear garden, exposed wood flooring, radiator, exposed ceiling beam.

Kitchen

13' 8" X 11' 1" (4.18m X 3.38m)
Solid Oak fitted kitchen comprising inset single drainer stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of base and drawer units, solid Oak work surfaces over, five burner gas hob with extractor fan over, electric oven under, plumbing for automatic washing machine and dishwasher, exposed beams, bay window to front with window seat, deep sill window to rear aspect, both with shutters, stable door to rear.

West Wing

First Floor Landing

N.B. Some restricted head room.
Open through to Mezzanine bed, vaulted ceiling, exposed beams, Oak floor, Oak Balustrade.

En-Suite

White suite of low flush wc, pedestal wash hand basin, exposed beams, window to side aspect.

East Wing

First Floor Landing

Radiator, airing cupboard with heater, shelving and light, window to rear aspect, concealed stairs to second floor.

Bedroom

14' 6" X 12' 8" (4.44m x 3.87m Max, 2.80m Min to chimney breast)
Windows to front and rear aspects, exposed ceiling beam, storage niche.

Bedroom

14' 1" X 11' 6" (4.30m X 3.52m)
Radiator, window to rear aspect, exposed beams.

Bathroom

White suite of panel bath with mixer tap and shower attachment, fully tiled shower cubicle, wash hand basin, low flush wc, radiator, exposed wood floor, deep sill window to front aspect with shutter.

Second Floor Landing

Exposed beams, doors to bath and bedrooms.

Bedroom

10' 11" X 10' 3" (3.33m Max x 3.13m)
N.B. some restricted head room.
Exposed beams, window to side aspect.

Bathroom

10' 5" X 7' 7" (3.18m Max x 2.33m)
N.B. Some restricted head room.
Built in storage cupboard, white suite of panel bath with mixer tap and shower attachment, pedestal wash hand basin, low flush w.c., door to walk in boarded loft space, extractor fan, exposed beams.

Rear Garden

Double gates to rear garden, laid mainly to lawn, various mature trees and shrubs, chicken run/Avery, Veg/rose garden, laid to shingle with raised beds, green house, stone and shingle patio, fully enclosed by brick and stone wall, timber fencing.

Timber Garage

16' 8" X 12' 2" (5.09m X 3.71m)
Double doors, power and light connected, door to garden.

Studio/Garden Office

12' 7" X 12' 4" (3.85m X 3.76m)
Annexe potential (subject to planning permission and listed consent)
Stable door to garden, window to side, Butler sink, radiator.

Mezzanine Store
3.84m x 3.69m
Sky light, power and light connected.

Outside storage cupboard housing "Worcester" gas fired boiler supplying both domestic hot water and gas to radiator central heating

Timber Store

Power and light connected.

Please Note

EPC Rating: D.
Council Tax Band: F.

Construction type: Stone under Thatch.
Electricity supply: Mains.
Water supply: Mains.
Sewerage: Mains.

Heating: Gas 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: Garage and On-street 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.



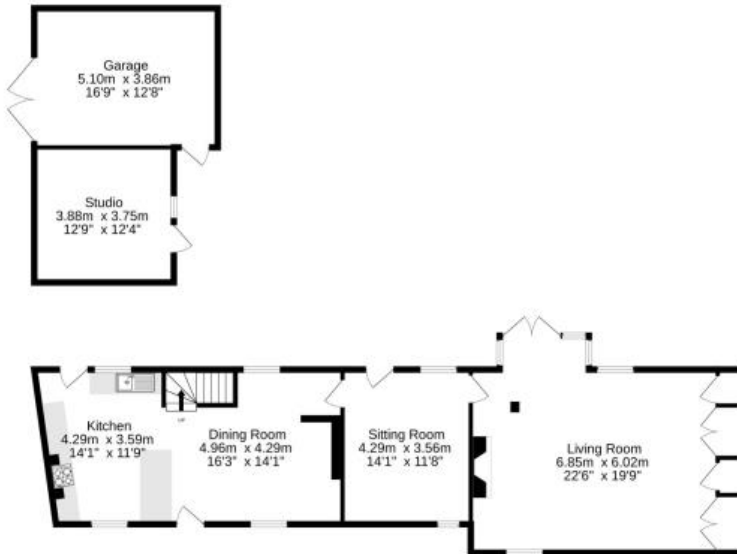




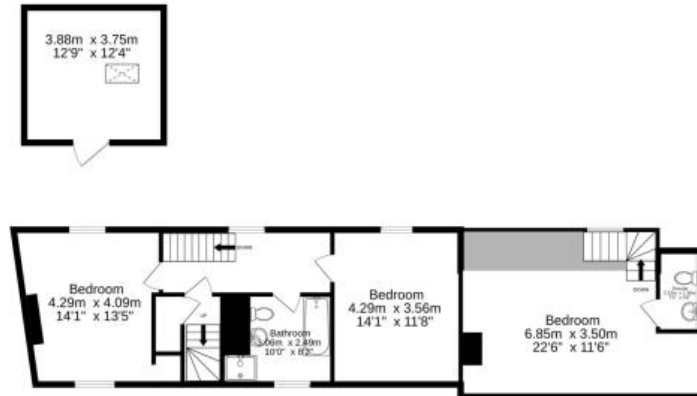




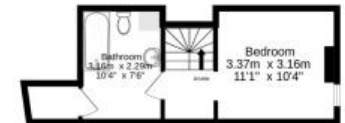
Ground Floor
123.8 sq.m. (1332 sq.ft.) approx.



1st Floor
89.2 sq.m. (960 sq.ft.) approx.



2nd Floor
23.2 sq.m. (250 sq.ft.) approx.



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TOTAL FLOOR AREA : 236.1 sq.m. (2541 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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