

Russell & Butler
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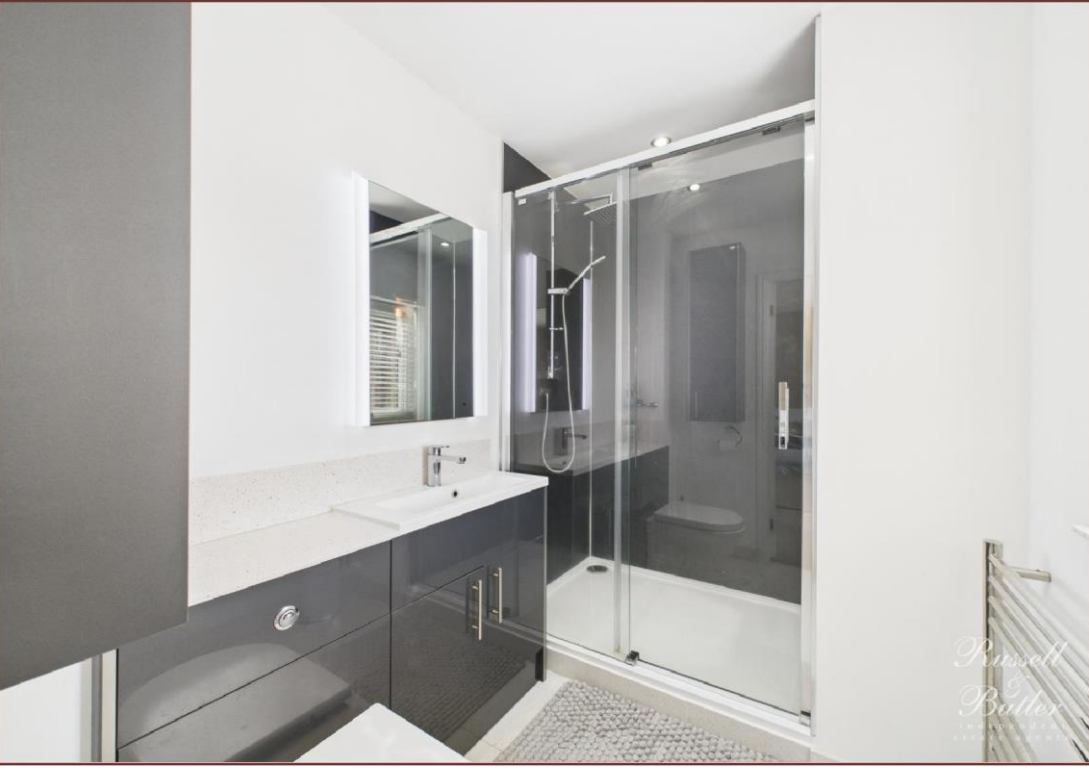
Moorhen Way, Buckingham, Buckinghamshire, MK18 1GN

Asking Price £735,000.00 Freehold

Offered with no upper chain, this exceptional four-bedroom detached family home enjoys a prime position in the sought-after Tudor Meadows. What sets this property apart is its unique location backing directly onto The Heartlands-extensive open parkland that provides a rare sense of space and tranquillity while being just a 5-minute walk from Buckingham town centre and the renowned Grammar School. This well-presented home has been thoughtfully improved by the current owners, featuring a refitted kitchen and modernised bathrooms. The spacious accommodation includes a welcoming reception hall, cloakroom, a sitting room with double doors to the dining room/playroom, and a generous kitchen/breakfast/family room with a bay window framing views of the private rear garden. A practical utility room completes the ground floor. Upstairs, the spacious landing leads to 4 double bedrooms and a refitted family bathroom, including a separate shower. Both the master and second bedroom offer built-in wardrobes and en-suite facilities, and two further double bedrooms have built-in wardrobes. Outside, the property has driveway parking, a double garage with two electric doors, and gated side access to a good-sized, private rear garden. With no properties directly behind, this home offers a rare combination of privacy, open green views, and convenient town access. EPC Rating TBC. Council Tax Band F.



<p>Entrance</p> <p>Door to:</p> <p>Entrance Hall</p> <p>Contemporary style radiator, downlighters, porcelain tiled floor, stairs rising to first floor, open through to accommodation.</p>	<p>En-Suite</p> <p>Double width walk in shower, wash hand basin with cupboard under, low level wc, heated towel rail, Upvc double glazed window to front aspect, downlighters, extractor fan, tiling to splash areas, built in storage.</p>	<p>Please Note</p> <p>EPC Rating: TBC.</p> <p>Council Tax Band: F</p> <p>Construction type: Standard.</p> <p>Electricity supply: Mains.</p> <p>Water supply: Mains.</p> <p>Sewerage: Mains.</p> <p>Heating: Gas fired boiler supplying both domestic hot water and radiator central heating.</p>
<p>Cloakroom</p> <p>Low level wc, wash hand basin with mixer tap and cupboard under, tiling to splash areas, heated towel rail, porcelain tiled flooring.</p>	<p>Bedroom Two</p> <p><i>13' 4" X 11' 1"</i> (4.08m Max to front of wardrobe x 3.40m Max)</p> <p>Upvc double glazed window to front aspect, radiator, built in wardrobe.</p>	
<p>Sitting Room</p> <p><i>17' 1" X 11' 8"</i> (5.21m + Bay x 3.58m Max)</p> <p>Upvc double glazed window to front aspect, radiator, Gas flame effect fire with limestone surround, double doors to:</p>	<p>En-Suite</p> <p>Walk in shower, sink with mixer tap, cupboard under, low level wc, built in storage, heated towel rail, tiling to splash areas, tiled floor.</p>	<p>BROADBAND/MOBILE COVERAGE: Standard, superfast and ultrafast broadband available. Offering highest speeds of 1800Mbps 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).</p>
<p>Dining Room/Playroom</p> <p><i>11' 9" X 10' 1"</i> (3.60m X 3.09m)</p> <p>Sliding door to rear, contemporary style radiator.</p>	<p>Bedroom Three</p> <p><i>13' 5" X 9' 4"</i> (4.09m Max x 2.87m Max to front of wardrobe)</p> <p>Upvc double glazed window to rear aspect, built in wardrobe, radiator.</p>	<p>Parking: Driveway parking.</p>
<p>Kitchen/Dining/Family Room</p> <p><i>22' 4" X 9' 4"</i> (6.83m max x 2.85m plus bay, 2.62m min)</p> <p>A range of base and eyelevel units, one and a quarter sink unit with mixer tap, water softener, granite work surfaces, "Neff" oven and five ring "Neff" induction hob, "Neff" built in microwave, two built in fridges, space for dishwasher, downlighters, Upvc double glazed window to rear aspect, two contemporary style radiators, bandstand window to rear, porcelain tiled flooring, open through to:</p>	<p>Bedroom Four</p> <p><i>11' 5" X 11' 0"</i> (3.48m x 3.37m Max to front of wardrobe)</p> <p>Upvc double glazed window to rear aspect, built in wardrobe, radiator.</p> <p>Family Bathroom</p> <p>Double width fully tiled walk in shower, bath with mixer tap and shower attachment, low level wc, pedestal wash hand basin, Upvc double glazed window to rear aspect, heated towel rail, extractor fan, tiled floor.</p>	<p>Measurements on floor plan are approximate due to amongst other things wall thickness etc. These are therefore not to be relied on.</p>
<p>Utility Room</p> <p>A range of base and eyelevel units, stainless steel sink unit with mixer tap, cupboard under, work surface space, tiling to splash areas, space for washing machine, space for washing machine, space for freezer, porcelain tiled floor, radiator, built in storage, door to side aspect, access to garage.</p>	<p>Outside</p> <p>Front Aspect</p> <p>Driveway parking and lawned area, outside light.</p>	<p>Mortgage Advice</p> <p>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.</p>
<p>First Floor Landing</p> <p>Airing cupboard with linen shelving as fitted, access to loft space.</p>	<p>Rear Garden</p> <p>Laid mainly to lawn with patio area, a range of flower and shrub beds, gated side access, outside tap, outside light.</p>	
<p>Bedroom One</p> <p><i>14' 2" X 11' 8"</i> (4.33m Max to front of wardrobe x 3.58m Max)</p> <p>Upvc double glazed window to front aspect, radiator, built in wardrobe.</p>	<p>Double Garage</p> <p><i>17' 10" X 16' 3"</i> (5.46m Max x 4.96m Max)</p> <p>Two electric doors to front, power and light connected.</p>	





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Approximate total area⁽¹⁾

1024.09 ft²

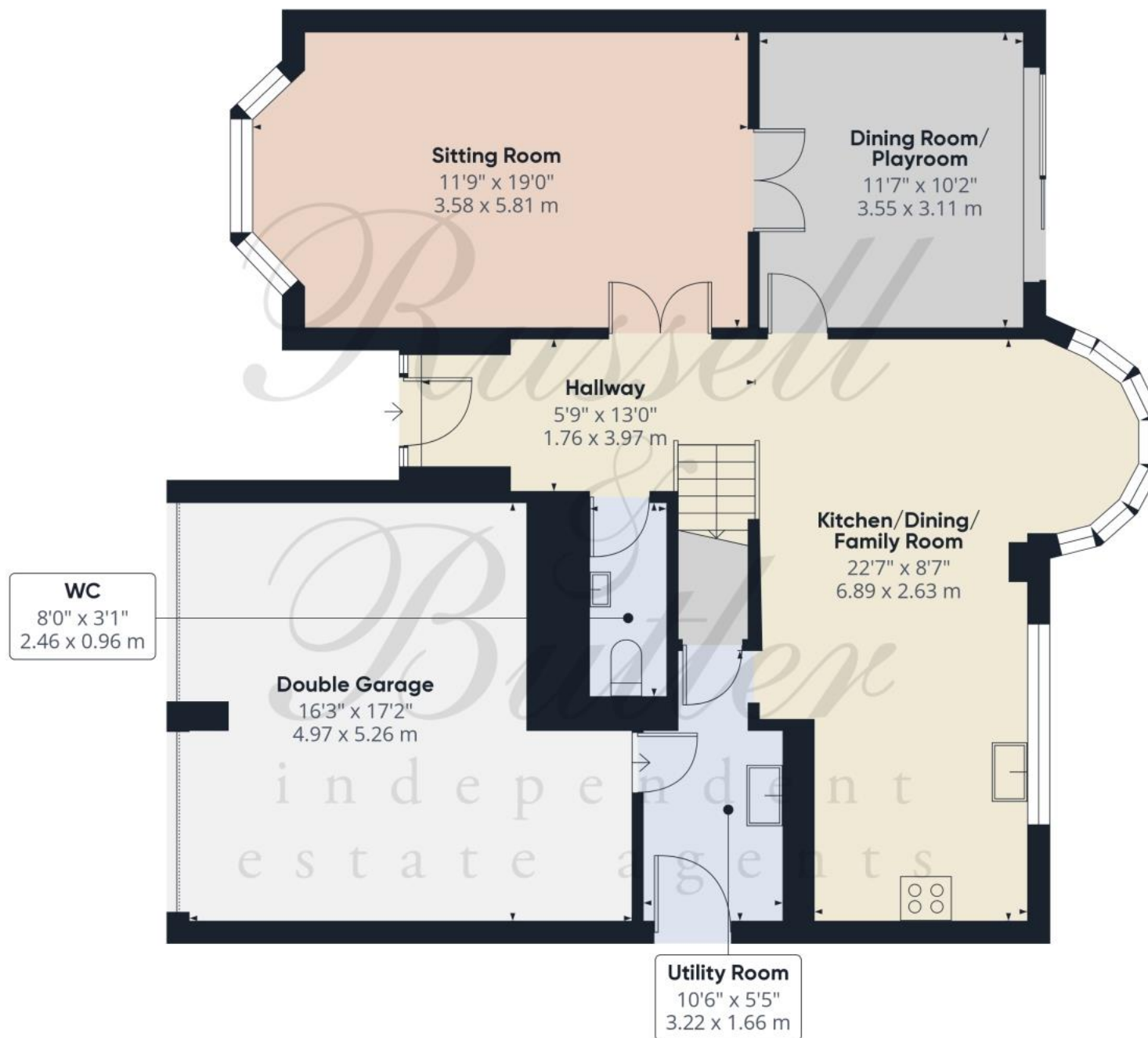
95.14 m²

(1) Excluding balconies and terraces

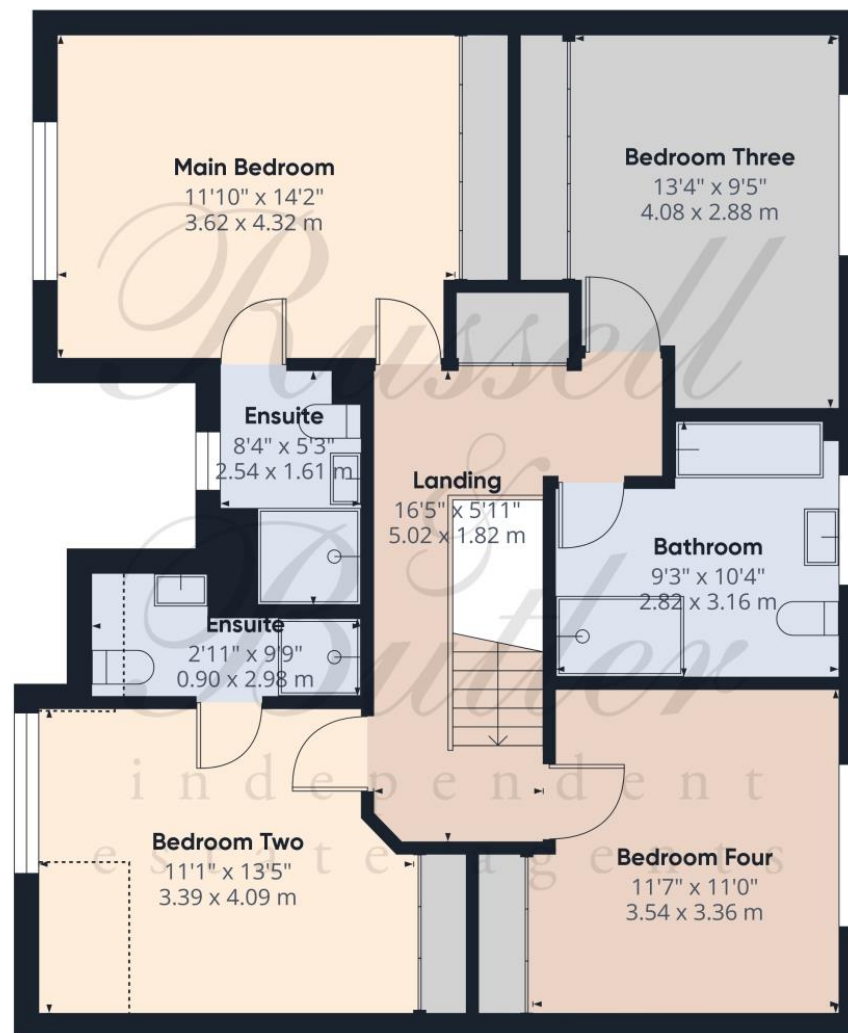
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations 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.

GIRAFFE360



Floor 0



Floor 1

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Approximate total area⁽¹⁾

856.91 ft²

79.61 m²

Reduced headroom

22.23 ft²

2.07 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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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