

*Russell & Butler*  
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OPEN 7 DAYS A WEEK

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# Padbury Fold, Padbury, Buckinghamshire, MK18 2AW

**Asking Price £585,000.00 Freehold**

A charming four bedroom detached house situated in a non estate location in a sought after village not far from the towns of Buckingham and Winslow. Although built in the mid 70's the property has a lovely cottage feel and is offered in excellent order throughout. Benefits include: Gas to radiator central heating, UPVC double glazing, a separate dining room, two shower rooms (one ground floor), garage and carport. The accommodation comprises: Entrance hall, cloak/shower room, sitting room, dining room, kitchen, good size utility room, first floor landing, four bedrooms, family shower room, garage, carport and gardens. Council Tax Band E. Energy rating C.



**Entrance**

Solid wood entrance door to:

**Cloak/Shower Room**

White suite of low flush wc, pedestal wash hand basin, fully tiled walk-in shower, ceramic half height tiling to walls, double radiator, tiled floor, Upvc double glazed window to rear aspect.

**Sitting Room**

*19' 1" X 11' 8" (5.82m X 3.57m)*

Contemporary gas fire, double radiator, radiator, Upvc double glazed windows to side and rear aspects, Upvc double glazed French patio doors to rear garden.

**Dining Room**

*11' 9" X 8' 6" (3.60m X 2.61m)*

Double radiator, oak flooring, Upvc double glazed window to rear aspect.

**Kitchen**

*10' 8" X 11' 2" (3.26m X 3.42m)*

Inset single drainer sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, wood edged work surfaces, ceramic tiling to splash areas, Smeg four ring gas hob with Bosch electric oven under, extractor canopy over, dishwasher included, tiled floor, Upvc double glazed window to rear aspect, Upvc double glazed door to garden.

**Utility Room**

*10' 6" X 7' 8" (3.22m + Lobby x 2.35m)*

Good sized double storage cupboard, utility cupboard with plumbing for automatic washing machine and vent for tumble dryer, "Baxi" gas fired boiler supplying both domestic hot water and gas to radiator central heating, ceramic tiling to splash areas, range of base and eyelevel units, solid wood work surfaces, tiled floor, radiator, Upvc double glazed window to front aspect.

**First Floor Landing**

Access to loft space, radiator, Upvc double glazed window to front aspect, good sized storage cupboard with shelving.

**Bedroom One**

*11' 11" X 11' 9" (3.64m to rear of wardrobe, 3.06m to front of wardrobe x 3.60m)*

Double radiator, range of fitted wardrobes, two Upvc double glazed windows to side and rear aspects.

**Bedroom Two**

*11' 11" X 8' 6" (3.65m X 2.60m)*

Radiator, built in wardrobes, Upvc double glazed window to rear aspect.

**Bedroom Three**

*10' 9" X 8' 8" (3.29m x 2.65m + Door recess)*

Radiator, built in wardrobes, built in cupboard, Upvc double glazed window to front aspect.

**Bedroom Four**

*8' 8" X 6' 9" (2.66m X 2.07m)*

Radiator, storage recess with shelving, Upvc double glazed window to front aspect.

**Family Shower room**

*7' 10" X 7' 6" (2.41m x 2.31m into shower)*

Good sized walk in fully tiled shower with glazed door, wash hand basin with drawers under, low flush wc, airing cupboard housing hot water tank and immersion heater with linen shelving as fitted, ladder towel radiator, ceramic wall tiling, Upvc double glazed window to front aspect.

**Front Garden**

Shared drive to side leads to parking and double garage, laid to lawn with flower and shrub beds and borders, block paved path leads to cottage garden, covered block paved seating area with storage shed and access to garage.

**Rear Garden**

Cottage style garden with a mixture of block paving, paving and shingle, well stocked flower and shrub beds and borders, pergola with block paved patio. Enclosed by brick and stone walling, further gated access, outside tap.

**Large Garage**

Up and over door, power and light connected, personal door to side.

**Please Note**

EPC Rating: C.

Council Tax Band: E.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas central heating.

BROADBAND/MOBILE COVERAGE: Standard, Superfast & 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: Driveway 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.







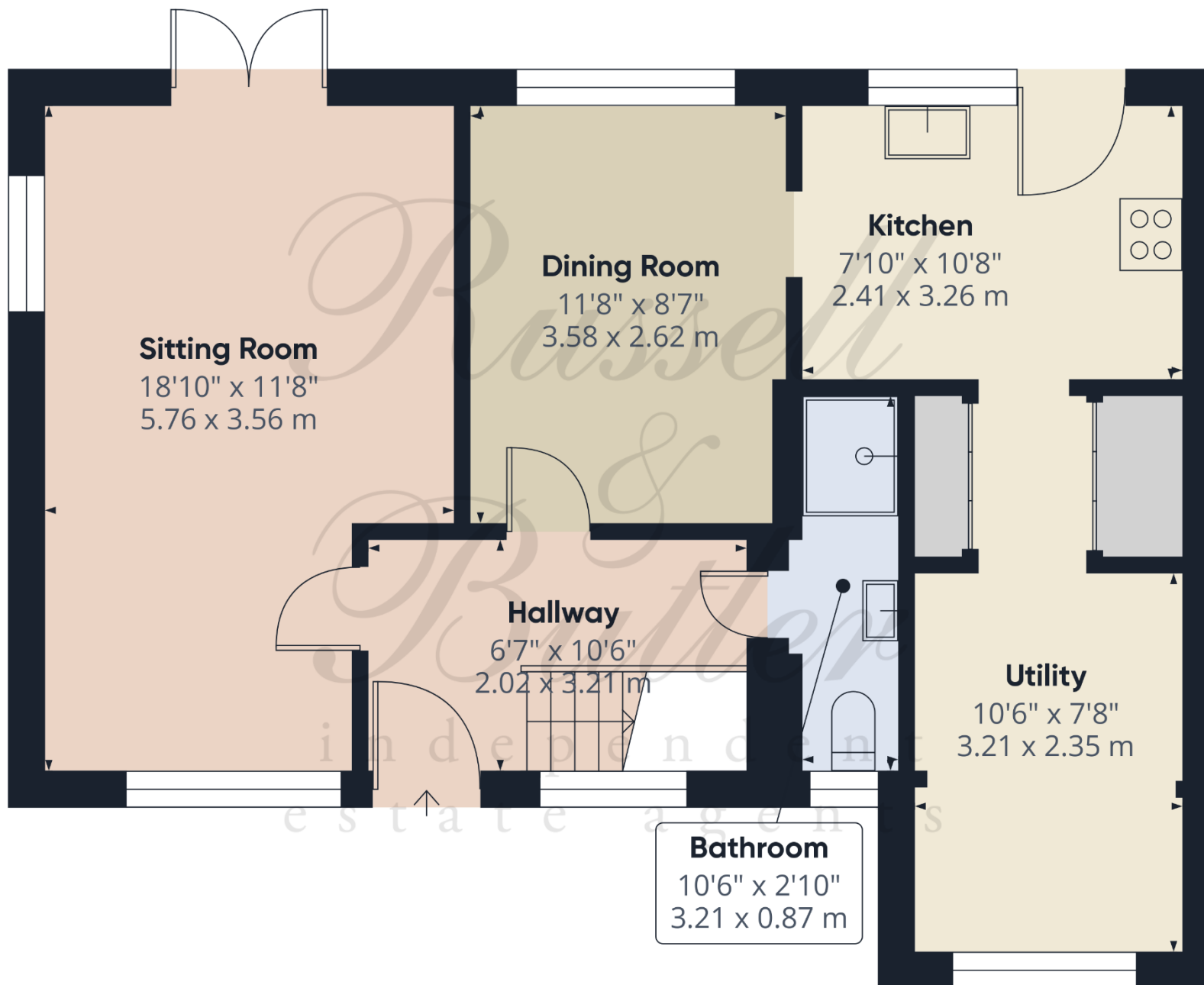


*Russell  
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Independent  
estate agents









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

605.36 ft<sup>2</sup>

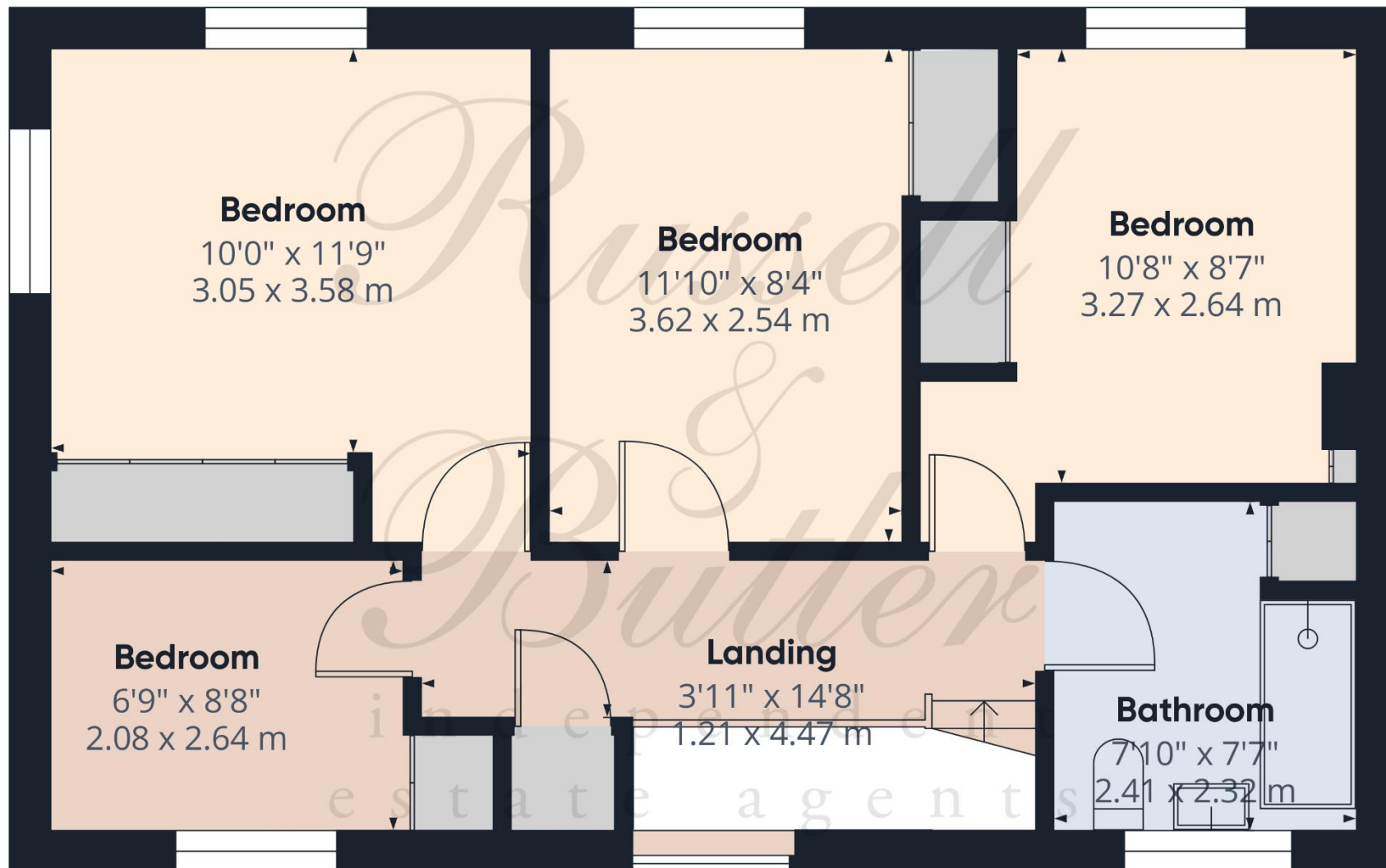
56.24 m<sup>2</sup>

(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 are based on RICS IPMS 3C standard.

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

542.29 ft<sup>2</sup>

50.38 m<sup>2</sup>

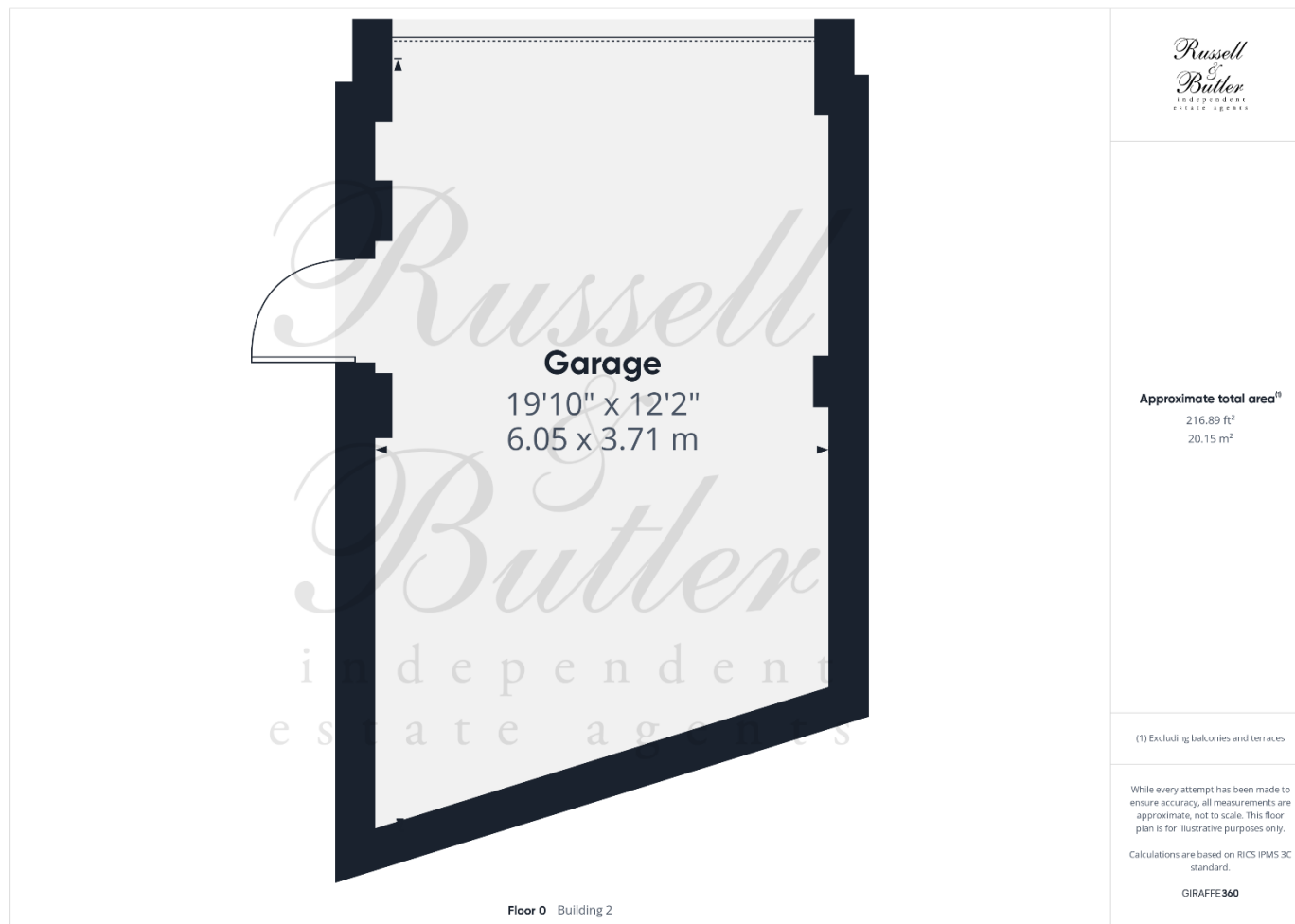
(1) Excluding balconies and terraces

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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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