

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

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

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Main Street, Adstock, MK18 2JN

Asking Price £799,995.00 Freehold

A delightful cottage full of character throughout and well situated in a desirable village location not far from both Buckingham and Winslow and also within approx 13 miles from Milton Keynes train station and within approx 15 miles of Aylesbury train station. Shamrock cottage offers a wealth of character throughout with the original part of the property believed to date back to the 17th century with an attractive thatch roof to the original part of the property, exposed beams and brickwork and a surprising amount of built in storage throughout. The accommodation of the property fully comprises: Entrance hall, downstairs shower room, sitting room with large fireplace, dining room also with a fireplace, kitchen with 'Belfast' sink, inner hallway, laundry/utility room, family room, study, first floor landing, main bedroom with spacious ensuite with a floor standing bath, three further bedrooms and a family bathroom. Please note: There are two stairs cases leading up to the first floor and you need to walk through bedroom three to access bedroom four. To the front of the property there is a gravel driveway leading to the garage, an electric car charger, a good sized rear garden with gated access leading to a further gravel parking area for a small car. Council Tax Band G. Energy Rating C. This property is not grade II listed.



Entrance

Door to:

Entrance Hall

Quarry tiled floor, non opening double glazed window to front aspect, built in storage, stairs rising to first floor.

Shower Room

Fully tiled walk in shower, pedestal wash hand basin, low level wc, tiling to splash areas, window to side aspect, radiator.

Sitting Room

20' 11" X 16' 9" (6.4m Max x 5.12m Max, 3.28m to front of fireplace) Fireplace, double glazed window to rear aspect, double glazed window to front aspect, three radiators, exposed beams and brickwork.

Family Room

17' 2" X 12' 9" (5.25m Max x 3.9m Max)
Please note irregular shaped room.
Built in storage, two radiators, windows to rear and side aspects, two Velux window, door to rear aspect.

Study

14' 8" X 7' 6" (4.49m X 2.30m)
Two double glazed windows to rear aspect, two radiators, downlighters.

Dining Room

18' 5" X 10' 9" (5.62m X 3.29m)
Fireplace, two double glazed windows to front aspect, two radiators, exposed beams.

Kitchen

15' 2" X 7' 11" (4.64m X 2.43m)
A range of base and eyelevel units, Butler sink with mixer tap, cupboard under, work tops over, space for fridge, space for dishwasher, space for oven, extractor over, downlighters, double glazed window to rear aspect.

Utility/Laundry Room

Stainless steel one and a quarter sink with mixer tap, cupboard under, work top space, space for washing machine, space for dryer, space for fridge/freezer, built in storage, double glazed window to rear aspect, radiator, 'Worcester' gas fired boiler supplying both domestic hot water and gas to radiator central heating.

Inner Hall

Radiator, Quarry tiled floor, built in storage cupboard, stable style door to rear.

First Floor Landing

Double glazed window to rear aspect, built in storage.

Bedroom One

13' 7" X 10' 9" (4.15m X 3.30m)
Double glazed window to rear aspect, radiator.

En-Suite

White suite of free standing bath with mixer tap and shower attachment, low level wc, bidet, pedestal wash hand basin, tiling to splash areas, radiator, double glazed window to side and rear aspect, built in storage cupboard.

Landing

Bedroom Two

13' 6" X 9' 1" (4.14m x 2.79m Max, 2.41m Min)
Double glazed window to rear aspect, radiator, double glazed window to side aspect.

Bedroom Three

9' 11" X 7' 1" (3.03m Max to front of storage x 2.17m Max to front of storage)
Double glazed window to front aspects, built in storage, radiator, door leading to;

Bedroom Four

12' 10" X 10' 7" (3.91m Max, 3.48m Min x 3.25m Max to front of shelving)
Double glazed windows to rear and side aspects, built in storage, radiator, exposed beams.

Family Bathroom

White suite of bath with shower over, shower screen as fitted, low level wc, wash hand basin with mixer tap, cupboard under, double glazed window to front aspect, heated towel rail, tiling to splash areas, access to loft space.

Outside

Front Aspect

Gravel driveway leading to garage (please note pedestrian right of way to neighbouring property). Log storage area, outside light, electric car charging point.

Rear Garden

Laid mainly to lawn with pond, seating area and gravel areas, a range of flower and shrub beds, outside lighting, gated access leading to gravel parking area for a small car.

Please Note

EPC Rating: C.
Council Tax Band: G.

Construction type: Standard with Thatched roof.
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 and Ultra fast broadband available. Offering highest speeds of 1800Mbps download and 220Mbps 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.





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Floor 0

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Approximate total area[®]

1298 ft²

120.5 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFE360



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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