

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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Eastbrook House, Back Street, Thornborough, MK18 2DH

Asking Price £775,000.00 Freehold

Russell & Butler are pleased to offer for sale this stunning stone built executive family home which is well situated in the desirable village of Thornborough, not far from both Buckingham and Milton Keynes. The property is over 2500 square feet in size (including the garaging) and benefits from large feature windows to the front aspect, a galleried landing and a balcony to bedroom four which overlooks the rear garden - an ideal working space. The accommodation of Eastbrook House fully comprises: Reception hall with cloakroom, dual aspect sitting room with wood burning stove and open through to the dining room - an ideal space for both families and entertaining, a large kitchen/breakfast room with separate laundry room, home office/playroom which is currently used as a gym/home office, a spacious first floor landing, main bedroom with ensuite, a large second bedroom benefiting from being dual aspect, bedroom three, bedroom four (currently used as a home office) with balcony and garden views. The family bathroom has a four piece suite. To the outside of the property there is a large garage with three entrance doors with power, light and eaves storage space and a good sized rear garden with patio entertaining area. EPC rating E. Council Tax Band G.



Entrance

Door to:

Reception

Radiator, stairs rising to first floor.

Cloakroom

Sink with mixer tap, cupboard under, low level wc, extractor fan, heated towel rail.

Sitting Room

22' 7" X 14' 5" (6.89m Max x 4.41m Max)
Wood burning stove with brick surround, double glazed window to rear aspect, double glazed window to side aspect, double glazed window to front aspect, two radiators, double glazed French doors to rear, open through to:

Dining Room

11' 7" X 11' 1" (3.54m X 3.39m)
Double glazed French doors to rear, radiator.

Family Room

15' 1" X 12' 11" (4.62m x 3.95m Max)
Currently used as home gym/work space.
Double glazed window to side aspect, radiator.

Kitchen/Breakfast Room

16' 7" X 13' 3" (5.08m X 4.05m)
A range of base and eyelevel units, one and a quarter sink unit with mixer tap, cupboard under, Granite work tops, built in oven and hob, extractor hood over, splash back to hob area, built in dishwasher, space for American style fridge freezer, contemporary style radiator, two double glazed windows to side aspect, double glazed window to rear aspect, downlighters.

Laundry Room

A range of base and eyelevel units, sink with mixer tap, cupboard under, work top space, space for washing machine, space for dryer, oil fired boiler, door to side, radiator.

First Floor Landing

Access to loft space, built in storage cupboard housing hot water tank, radiator, double glazed windows to front aspect.

Bedroom One

14' 10" X 11' 3" (4.53m X 3.44m)
Two double glazed windows to rear aspect, radiator, built in wardrobe.

En-Suite

Walk in double width shower, low level wc, wash hand basin with mixer tap and drawers under, full height tiling, double glazed window to front aspect, downlighters, heated towel rail.

Bedroom Two

22' 6" X 14' 6" (6.87m Max x 4.43m Max)
Double glazed window to rear aspect, double glazed window to front aspect, double glazed window to side aspect, built in storage, two radiators.

Bedroom Three

12' 11" X 11' 8" (3.95m Max x 3.56m + Door recess)
Double glazed window to side aspect, radiator.

Bedroom Four

11' 6" X 7' 11" (3.52m X 2.43m)
Radiator, window to rear aspect and door to Balcony.

Family Bathroom

Walk in shower, bath with mixer tap, low level wc, sink with mixer tap and cupboard under, full height tiling, heated towel rail, double glazed window to side aspect, downlighters.

Front Aspect

Low maintenance to front, outside lighting.

Rear Garden

Laid mainly to lawn with patio and gravel areas, a range of shrub beds, gated side access, outside light, outside tap.

Garaging

27' 4" X 15' 4" (8.35m X 4.69m)
Garaging with power, light and eaves storage space.
Oil tank for central heating.

Store

The store is within the title plan of Eastbrook house but is used to store neighbouring oil tanks, the neighbouring property's have access to the store.

Please Note

All main service connected with the exception of gas.
Parking: Garage.

The store (to the side of the garage) is within the title of Eastbrook House and is used to store neighbouring oil tanks.
Eastbrook house and the two other neighbouring properties have access to the store.

Maintenance of communal areas are shared between the three properties.

EPC Rating: E.
Council Tax Band: G.
Construction type: Standard.

Electricity supply: Mains. Gas supply: No Mains Gas. Water supply: Mains. Sewerage: Mains. Heating: Oil

BROADBAND/MOBILE COVERAGE: Standard, superfast and ultrafast broadband available. Offering highest speeds of 1000Mbps 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).

Measurements on floor plan are approximate due to amongst other things wall thickness etc. These are therefore not to be relied on.





Russell
& Butler
Independent
Estate Agents







Floor 0 Building 1

Approximate total area⁽¹⁾

1079 ft²

100.3 m²

Reduced headroom

15 ft²

1.4 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.

GIRAFFE360



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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