

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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OPEN 7 DAYS A WEEK

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Buckingham Road, Winslow, MK18 3DY.

Asking Price £775,000.

A fabulous 4/5 bedroom Grade II listed Georgian Town House situated within easy walking distance of Winslow's town centre and the soon to be open Train Station. Offering flexible accommodation this spacious family home has three reception rooms, gas to radiator central heating, a cellar with heating and natural light, two bath/shower rooms, front and rear landings with own staircases providing excellent scope for dual family living, a lovely walled garden, carport with parking to front and two useful outbuildings. The accommodation comprises, Entrance hall, rear hall, cloakroom, cellar, boot room, sitting room, dining room, snug, kitchen, utility room, front and rear landings, four double bedrooms, family bathroom including a double shower, potential 5th bedroom, further shower room, parking, carport, two outbuildings, coal store and walled rear garden. Council Tax Band E. EPC exempt.



Entrance

Solid wood entrance door to:

Entrance Hall

Stairs rising to first floor, radiator.

Rear Hall

Radiator, Quarry tiled floor, door to rear garden.

Cloakroom

White suite of high flush w.c., wash basin, ceramic half tiling to all walls, window to side aspect, Quarry tiled floor.

Storage and Boot Room

11' 3" X 4' 11" (3.43m X 1.50m)

Range of base units, tall larder unit, window to rear aspect.

Sitting Room

14' 0" X 13' 2" (4.29m X 4.02m)

Cast iron open fireplace with decorative tiled inserts and wood surround, double radiator, sash window to front aspect with shutters.

Dining Room

14' 0" X 11' 4" (4.28m X 3.47m)

Fireplace with log burner, sash window to front aspect with shutters.

Snug

11' 3" X 10' 7" (3.44m X 3.24m)

Storage cupboard housing hot water tank and immersion heater, storage cupboard over, sash window to side aspect, radiator, brick built fireplace.

Cellar

13' 11" X 14' 5" (4.25m X 4.40m)

Radiator, window to front aspect.

Kitchen

13' 1" X 10' 8" (3.99m X 3.27m)

Inset ceramic single drainer sink unit with mono bloc mixer tap, cupboard under, further range of base units and drawers with a built in dresser, Granite work surfaces, floor standing gas fired boiler supplying both gas to radiator central heating and domestic hot water, plumbing for automatic washing machine, double radiator, two sash windows overlooking the rear garden, Quarry tiled floor.

Utility Room

10' 7" X 11' 4" (3.23m X 3.46m)

3.23m Max x 3.46m Max

Irregular shaped room.

Inset sink unit with mono bloc mixer tap, cupboard under, work surfaces to side, ceramic tiling to splash areas, space for large fridge freezer, plumbing for automatic washing machine, stairs to first floor, sash window overlooking the garden, double radiator, under stairs storage cupboard, stable door to rear garden.

Front Landing

Radiator, sash window to front aspect, access to loft space via ladder with light and partial boarding.

Bedroom One

13' 2" X 11' 5" (4.02m X 3.49m)

Radiator, ornamental cast iron fireplace, single double glazed sash window to front aspect.

Bedroom Two

14' 6" X 9' 4" (4.44m X 2.87m)

4.44m x 2.87m to front of wardrobes

Radiator, two double built in wardrobes, ornamental cast iron fireplace, sealed unit double glazed Sash window to front aspect.

Family Bathroom

9' 10" X 6' 10" (3.01m X 2.09m)

White suite of floor standing claw bath with mixer tap, fully tiled double width shower cubicle, pedestal wash hand basin, low flush wc, ceramic half tiling to all wall's, radiator, sealed unit double glazed sash window to side aspect, extractor fan.

Bedroom Three

10' 2" X 10' 0" (3.12m X 3.05m)

Double radiator, built in triple wardrobe, Juliet balcony overlooking the rear garden.

Rear Landing

Split level, double radiator, sash window over looking the rear garden, opening through to potential 5th bedroom. Door to bedroom 4. Door to shower room.

Potential 5th Bedroom

10' 6" X 8' 0" (3.21m X 2.45m)

Ornamentle fireplace. Window overlooking rear garden. Connecting door to bedroom 3. Bedroom 3 can also be accessed via the front landing.

Shower Room

0' 0" X 0' 0" (0.00m X 0.00m)

White suite of double width fully tiled shower cubicle, pedestal wash hand basin, low flush wc, ceramic half height tiling to all walls, Velux window, ladder towel radiator, ceramic tiled floor, shower point.

Bedroom Four

11' 4" X 10' 7" (3.47m X 3.25m)

Two radiators, two sash windows, door to front landing.

Front Garden

Laid to shingle with flower and shrub borders, enclosed by privet hedge, drive to side, leading to car port accessed via double gates, pedestrian gate.

Walled Rear Garden

Laid to lawn with well stocked flower and shrub borders, block paved patio with path leading to carport.

Former Garage

Originally the local doctors surgery now a work shop with lighting, two sash windows overlooking the rear garden, eaves storage space.

Second Workshop/Storage Shed

Brick built with power and light connected, door to garden.

Coal Store

Light connected.

Please Note

EPC Rating: Exempt.

Council Tax Band: D.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas central heating.

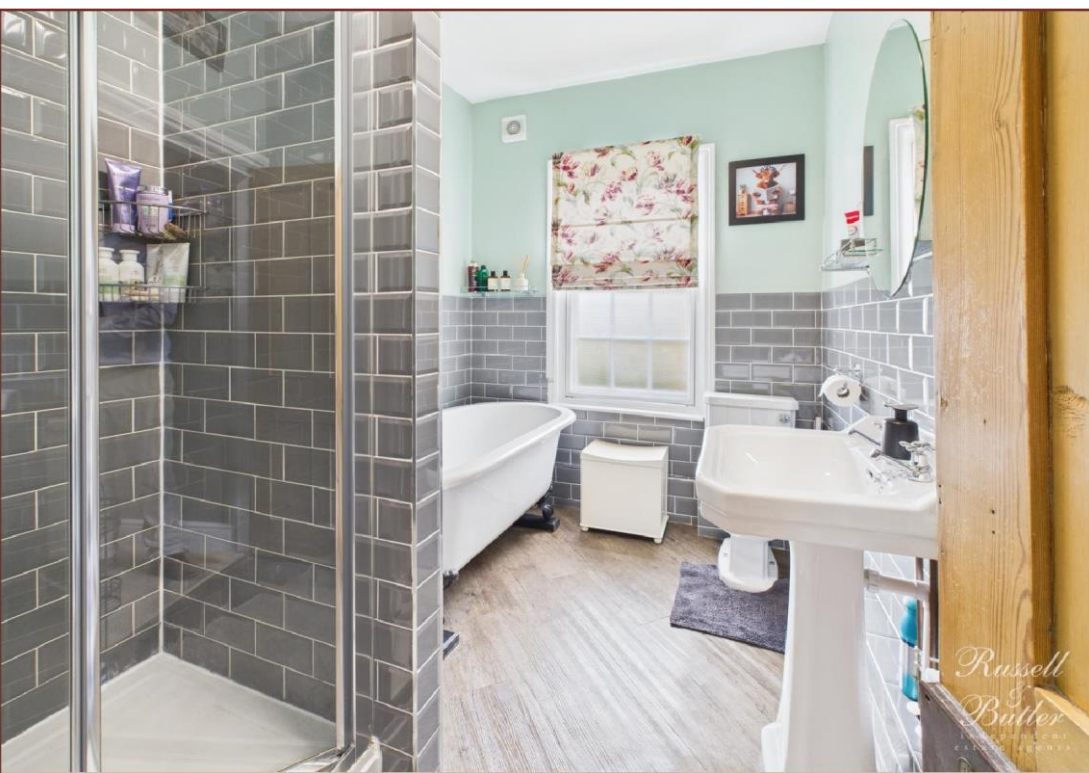
BROADBAND/MOBILE COVERAGE: Standard, Superfast & Ultrafast broadband available. Offering highest speeds of 1000Mbps download and 1000Mbps upload speeds. The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability 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).

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





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Approximate total area*

959 ft²

89.1 m²

(*) Excluding balconies and terraces

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

GRAFFE360



Floor 0 Building 1



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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