

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

t: 01280 815999 e: sales@russellandbutler.com



Tithe Barn, Water Stratford, MK18 5DX

Asking Price £875,000

A four bedroom detached barn conversion situated in a sought after village location within catchment for the Royal Latin Grammar School. Character features include exposed beams, a fabulous vaulted ceiling to the sitting room and an Inglenook fireplace. There is a 1.5 acre paddock a very short walk away, a large kitchen/dining/family room with integrated appliances and a range cooker and two of the bedrooms have en-suites. The accommodation comprises: Entrance hall, cloakroom, large sitting room, study, kitchen/dining/family room, utility room, master bedroom with en-suite bathroom, guest bedroom with en-suite shower room, two further bedrooms, family bathroom, rear garden, garage and parking. APPROX. 1.5 ACRES OF FURTHER LAND AVAILABLE BY SEPARATE NEGOTIATION. Council Tax Band G. Energy rating D. NO ONWARD CHAIN.





Entrance

Composite entrance door to:

Entrance Hall

Wood flooring, stairs rising to first floor, radiator.

Cloakroom

White suite of wash hand basin with cupboard under, low flush wc, ceramic tiling to splash areas, double glazed window to front aspect, ladder towel radiator.

Sitting Room

23' 4" X 17' 3" (7.12m X 5.27m)

Inglenook fireplace, exposed beams, part vaulted ceiling to mezzanine, double glazed windows to front and rear aspects, double glazed French patio doors to garden, Wood flooring.

Study

10' 2" X 7' 11" (3.12m X 2.43m)

Wood flooring, double glazed window to rear aspect, radiator.

Kitchen/Dining/Family Room

20' 1" X 17' 3" (6.14m X 5.27m)

Fitted with an extensive range of base and eyelevel units with range cooker, centre island, integrated fridge/freezer, integrated dishwasher, exposed beams, inset downlighting, stable door to front aspect, tiled floor, two double glazed windows to front aspect, double glazed window to rear aspect, two radiators.

Utility Room

8' 1" X 5' 4" (2.48m X 1.65m)

Inset stainless steel sink unit with mono bloc mixer tap, cupboard under, plumbing for automatic washing machine, brand new "Grant" gas fired boiler supplying both central heating and domestic hot water, double glazed window to rear aspect, inset downlighting.

First Floor Landing)

Exposed beams, part vaulted ceiling and mezzanine, two radiators, airing cupboard housing hot water tank with immersion heater and linen shelving as fitted, double glazed window to rear aspect.

Bedroom One

11' 7" X 10' 5" (3.54m X 3.19m)

Radiator, built in wardrobes, duel aspect double glazed windows, vaulted ceiling with exposed beams.

En-Suite

White suite of floor standing bath with mixer tap and shower attachment, wash hand basin with cupboard under, low flush wc, vaulted ceiling with exposed beams, inset downlighting, ceramic wall tiling, ladder towel radiator.

Bedroom Two

13' 4" X 10' 0" (4.07m X 3.07m)

Radiator, built in wardrobe, double glazed window to front aspect, vaulted ceiling with exposed beams.

En-Suite

White suite of fully tiled shower cubicle, wash hand basin with mixer tap, cupboard under, low flush wc, half height ceramic tiling to walls, radiator, vaulted ceiling with exposed beams.

Bedroom Three

11' 10" X 10' 5" (3.63m X 3.20m)

Radiator, double glazed window to front aspect, vaulted ceiling with exposed beams.

Bedroom Four

11' 2" X 7' 8" (3.41m X 2.34m)

Radiator, double glazed window to front aspect, built in wardrobe, access to loft space, vaulted ceiling with exposed beams.

Family Bathroom

8' 0" X 6' 4" (2.45m X 1.94m)

White suite of floor standing slipper bath with mixer tap and shower attachment, pedestal wash hand basin with cupboard under, low flush wc, ceramic tiling to splash areas, radiator, double glazed window to side aspect, half wood panelling to all walls, vaulted ceiling with exposed beams.

Front Garden

Laid in two parts to lawn, block paved drive to garage.

Rear Garden

Laid to lawn, flower and shrub beds and borders, paved patio, decking, southerly aspect, enclosed by brick walls and fencing, timber shed.

Garage

16' 1" X 8' 7" (4.91m X 2.64m)

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

Please Note

EPC Rating: D.

Council Tax Band: G.

Construction type: Timber Clad

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Oil 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

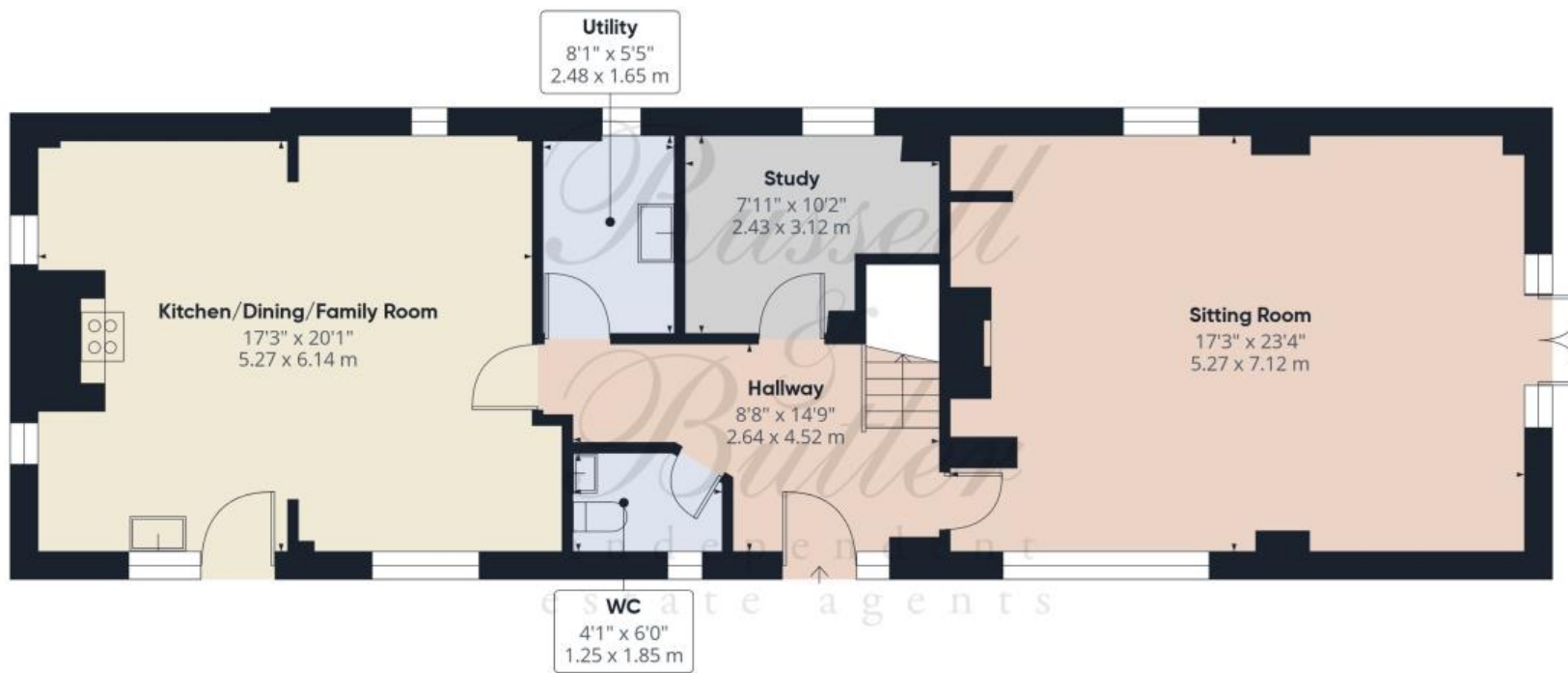
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they place often get exclusive rates not available to others too.









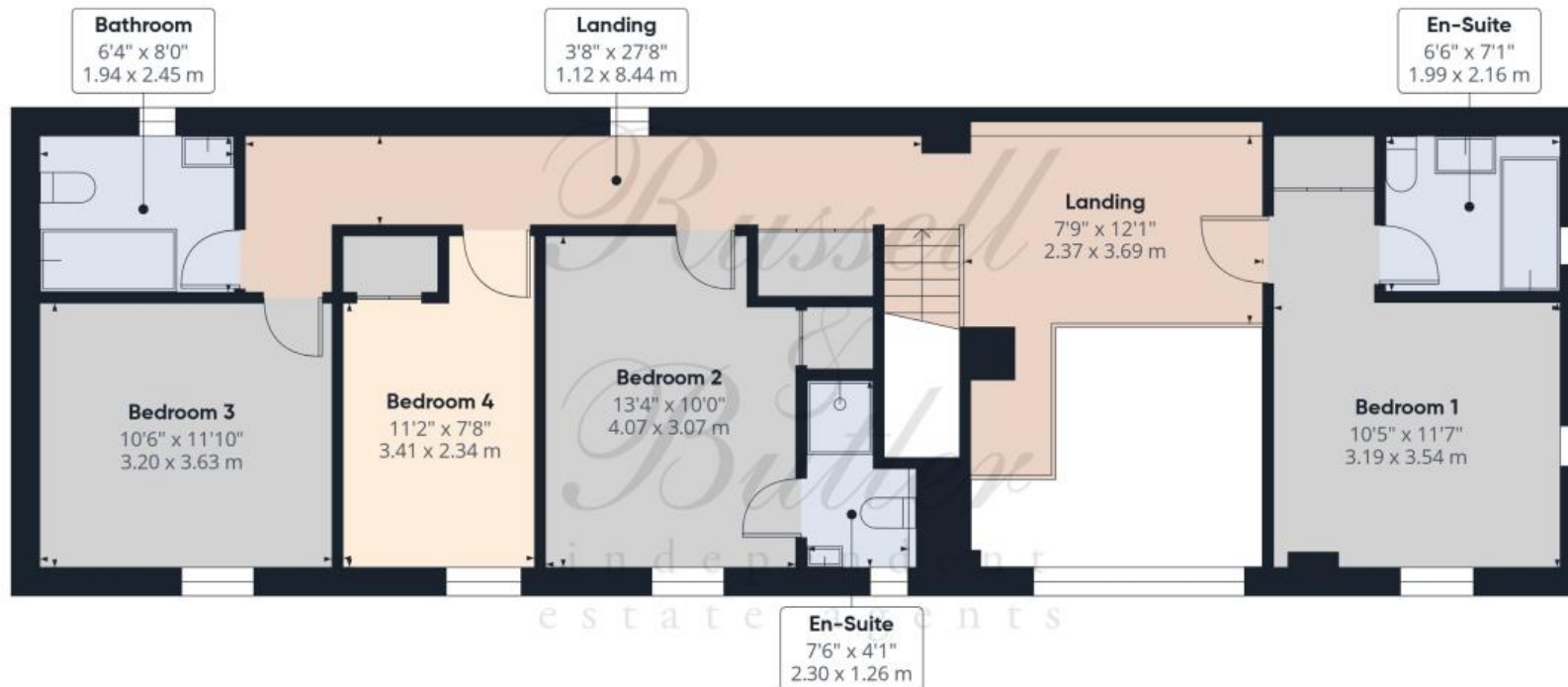


Floor 0 Building 1

Approximate total area⁽¹⁾

1896 ft²

176 m²



Floor 1 Building 1

(1) 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.

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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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