

*Russell & Butler*  
independent estate agents

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**Little Thatch, Water Stratford, MK18 5DU**  
**£239,995 Freehold**

A Grade II listed 19th century character cottage in the desirable village of Water Stratford, 3 miles from Buckingham. This charming cottage has accommodation over two floors which includes a sitting/dining room with exposed brickwork and timbers and a log burner set on a brick hearth, a kitchen/breakfast room and a ground floor bathroom with white suite. The spacious bedroom on the first floor has a vaulted ceiling. The rear garden is fully enclosed, laid mainly to lawn with patio area. EPC rating E. No onward chain.



## Entrance

Door to:

## Lounge/Diner

*18' 0" X 10' 4" (5.50m X 3.16m)*

Feature brick fireplace with multi fuel wood burner stone, ceramic tiled floor, stairs rising to first floor, two leaded light effect windows to front aspect, under stairs storage cupboard, exposed timber and beams, under stair storage cupboard, three wall light points.

## Kitchen

*11' 2" X 10' 4" (3.41m X 3.15m)*

Fitted to comprise inset one and a quarter stainless steel sink unit with mono bloc mixer taps, cupboard under, further range of wall, drawer and base units, solid wood work tops over, ceramic tiled floor, space for cooker, ceramic tiling to splash areas, space and plumbing for washing machine, space for integrated fridge, cupboard housing hot water tank, inset downlighters, 1 wall light points.

## Bedroom One

*18' 0" X 10' 1" (5.50m X 3.08m)*

A beautiful vaulted ceiling bedroom with exposed timber brick work and beams, wooden flooring, leaded light affect window to front aspect.

## Inner Lobby

Glazed window to rear aspect, ceramic tiled floor.

## Ground Floor Bathroom

White suite of panel bath, low level wc, pedestal wash hand basin, ceramic tiling to all walls, inset downlighters, extractor fan.

## Rear Garden

Paved patio, outside tap, outside light, retaining stone wall, steps leading up to lawn area with well established flower beds, pathway to further lawn enclosed by panel fencing.

## Please Note

All mains' services connected with the exception of gas.

Heating: Wood burner stove

EPC Rating: E.

Council Tax Band: B.

No allocated parking - On street parking only

Flood Risk: Rivers: Very Low Risk of Flooding.

Surface Water: Very Low Risk of Flooding.

Broadband: Standard and Ultrafast available.

Mobile: EE, Three, 02 and Vodafone Voice and Data Likely outdoors.

EE, 02 and Vodafone Voice and Data limited indoors.

Measurements on floor plan are approximately 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.



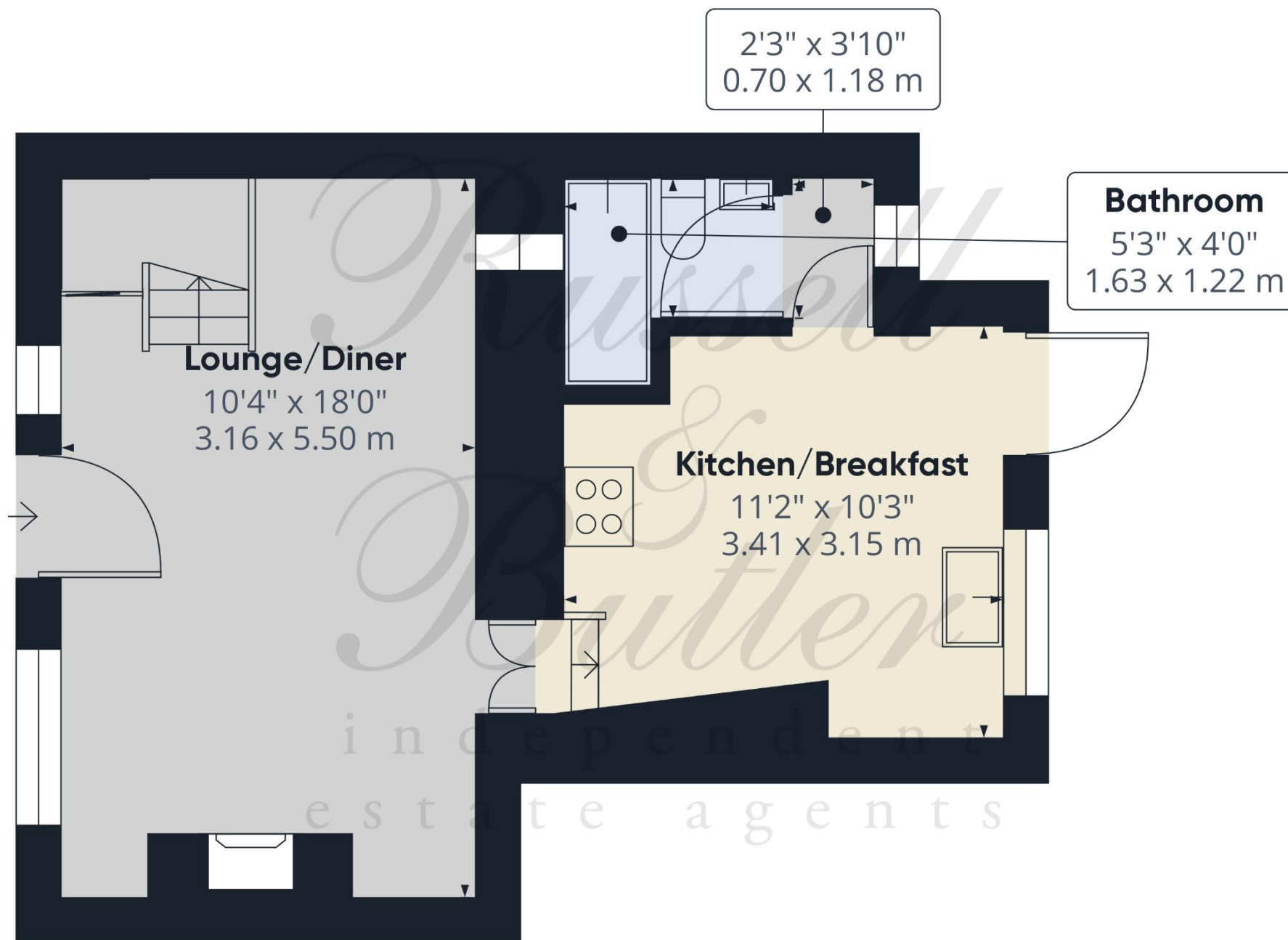






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Approximate total area<sup>(1)</sup>

324.53 ft<sup>2</sup>

30.15 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.

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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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