

Russell & Butler

independent estate agents

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OPEN 7 DAYS A WEEK

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Shepherds Cottage, Water Stratford, MK18 5DX

Asking Price £439,950.00

A fabulous three bedroom stone built cottage style property situated in a mews setting with a good sized south facing rear garden. The property is offered in good order throughout and benefits from a front to back sitting room with log burner, kitchen/dining room with integrated appliances, a spacious galleried landing, master bedroom with en-suite shower, a good sized garage and parking. The accommodation comprises: Entrance hall, cloakroom, sitting room, kitchen/dining room, galleried landing, master bedroom with en-suite shower, two further bedrooms, family bathroom, garage and landscaped rear garden. Council Tax Band E. Energy rating D.



Entrance

Solid wood entrance door to:

Entrance Hall

Double radiator, stairs rising to first floor, "Quick- step" wood laminate flooring.

Cloakroom

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

Sitting Room

22' 9" X 12' 8" (6.94m X 3.87m)

Stone fireplace with log burner, two radiators, double glazed window to front aspect, Bay window with French patio doors to rear garden.

Kitchen/Dining Room

13' 11" X 12' 9" (4.26m X 3.91m)

Inset single drainer ceramic sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, wood edged work surfaces, ceramic tiling to splash areas, tiled floor, four ring induction hob with electric oven under, concealed extractor fan, integrated fridge freezer, integrated dishwasher, plumbing for automatic washing machine, double glazed window to front aspect, double glazed doors to rear garden.

First Floor Landing

Galleried landing with airing cupboard housing hot water tank and immersion heater with linen storage as fitted, double glazed window to front aspect.

Bedroom One

14' 6" X 13' 0" (4.44m X 3.98m)

Double radiator, radiator, built in wardrobes, double glazed bay window to rear aspect with country views.

En-Suite

5' 4" X 5' 1" (1.65m X 1.56m)

White suite of fully tiled shower cubicle, wash hand basin, cupboard under, low flush wc, ceramic half tiling to walls, double glazed window to rear aspect, extractor fan.

Bedroom Two

13' 0" X 7' 9" (3.97m X 2.38m)

Two radiators, two double glazed windows to front aspect, access to loft space with boarding and light.

Bedroom Three

8' 6" X 8' 3" (2.60m X 2.52m)

Radiator, double glazed window to rear aspect with country views.

Family Bathroom

8' 8" X 6' 1" (2.66m X 1.87m)

White suite of panel bath with mixer tap and shower attachment, wash hand basin, cupboard under, low flush wc, ceramic half tiling to two walls, radiator, Velux window, lobby with fitted shelving.

Rear Garden

An attractive landscaped, south facing rear garden with two good sized patios, raised walled flower and beds, further well stocked flower and shrub beds, shingle path and steps leading to lawn with walled flower borders, steps to lower shingle play area, fully enclosed by timber fencing.

Garage

Up and over door, power and light connected, access to loft space, " Thermecon" oil fired boiler supplying both central heating and domestic hot water, personal door to rear.

Please Note

EPC Rating: D Council Tax: E

Construction type: Standard. Electricity supply: Mains. Water supply: Mains. Sewerage: Mains. Heating: Oil

BROADBAND/MOBILE COVERAGE: Standard & Ultrafast 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

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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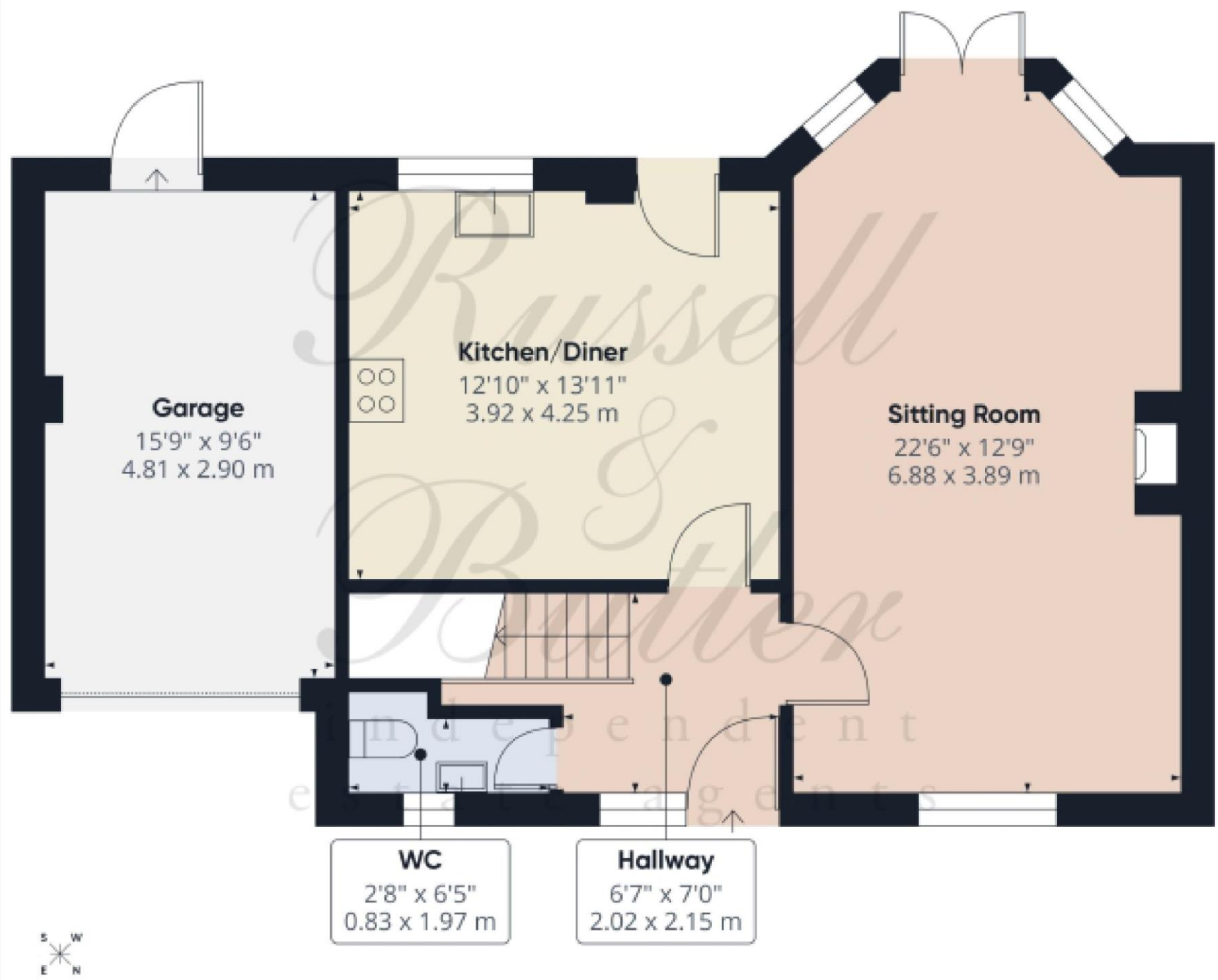


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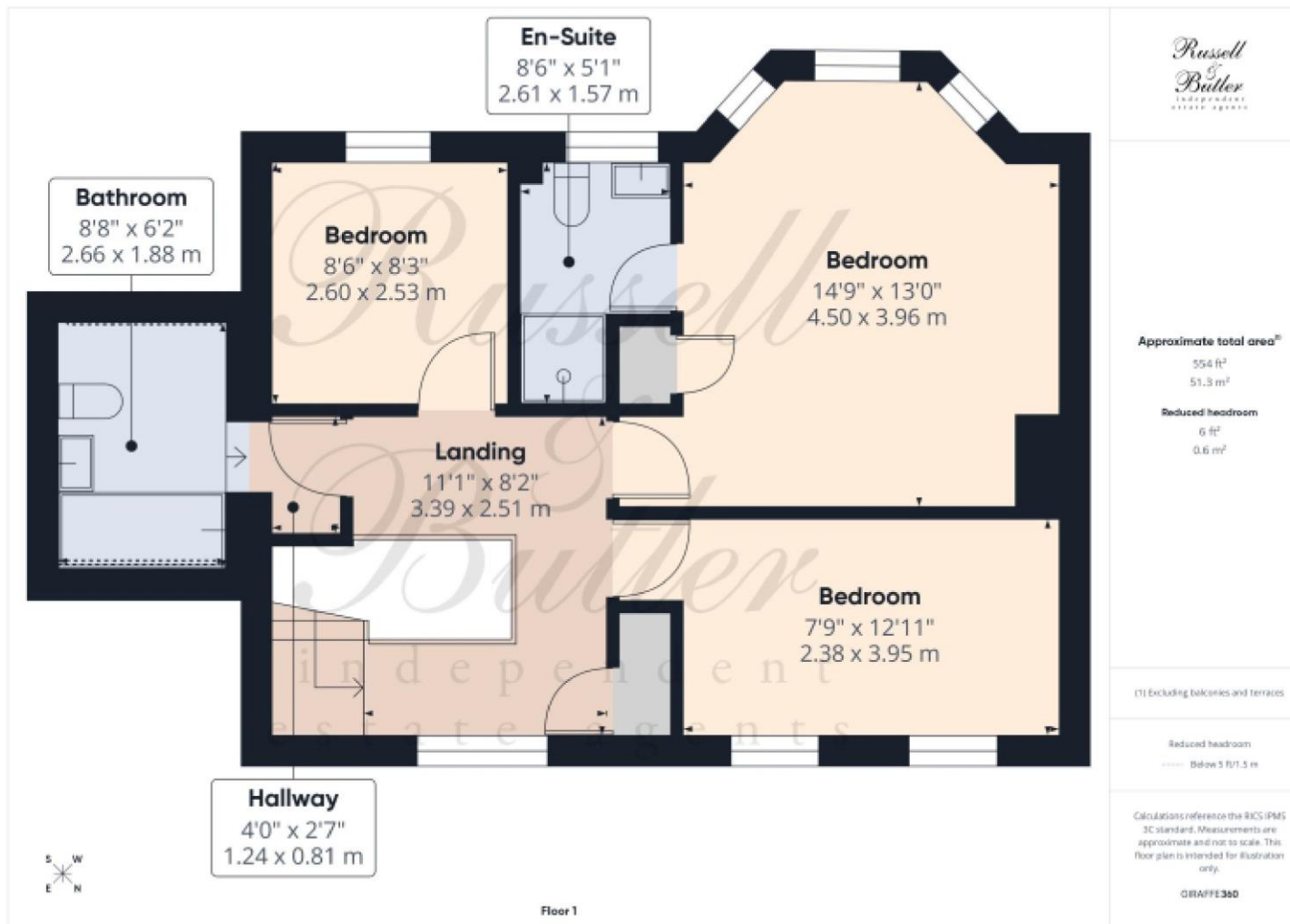


Approximate total area⁽¹⁾
694 ft²
64.5 m²

(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.

Floor 0



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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