

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

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Moreton Road, Buckingham, MK18 1PW Guide Price £825,000 Freehold

Viewing is highly recommended for this stunning and spacious four double bedroom detached family home, that has been extended and greatly improved to a high specification by the current owners and benefitting further from being in a sought-after location. The property offers generous and flexible living accommodation with a fabulous open plan/living/kitchen/dining room ideal for entertaining and family gatherings with integrated appliances, bespoke units, breakfast bar, built in drinks cabinets, the sitting room has a wood burning stove, French patio and bi fold doors that lead out onto the patio and rear garden, there is also a separate study with built in desk, shelving and storage units, the master bedroom has built in chest of drawer units and wardrobes, an en suite shower room and a Juliette balcony overlooking the rear garden. The guest bedroom has a feature window to the rear also overlooking the garden. The enclosed established gardens are well stocked with flower beds and borders and a large block paved patio. The gravel driveway leads to the garage and provides off road parking for several vehicles. Accommodation in brief: entrance hall with feature panelling, open plan kitchen/dining/ family room, sitting room, home office/study, ground floor bedroom four, family bathroom and a separate utility room. The light and airy first floor landing provides quiet reading nooks and leads to the master bedroom with en-suite shower room, two further double bedrooms and shower room. The rear gardens are fully enclosed and well established with gravel driveway providing off road for multiple vehicles and leads to the single garage.

Council tax band E. EPC awaited.





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Entrance Porch
Solid wood entrance door to entrance hall.

Entrance Hall
Providing access to accommodation, feature panelling to walls in contrasting colourways, cloaks hanging space, stairs rising to first floor, UPVC double glazed window to front aspect, tiled flooring with under floor heating, open through to:

Open Plan Living/Kitchen/Diner
17' 4" X 13' 8" (5.29m X 4.17m)
A truly wonderful and social open plan living/dining space ideal for entertaining and large family gatherings the dining area has tiled flooring with under floor heating, inset downlighters, the breakfast bar provides additional seating and work top space with storage cupboards under, there is also a bespoke dresser drinks/storage cabinet with integrated undercounter drinks fridge and a Upvc double glazed box bay window to front aspect providing a lovely extra seating area.

Kitchen Area
18' 9" X 15' 9" (5.72m X 4.82m)
As with all the other fixtures and fittings the kitchen area is fitted to an exceptionally hi standard incorporating an inset sink unit with mixer taps, an extensive range of wall, drawer & base unit with work tops over, two integrated dishwashers, space for range cooker with extractor hood over, inset downlighters, tiled flooring with under floor heating, Upvc double glazed window to front aspect.

Utility Room
10' 11" X 5' 7" (3.34m X 1.71m)
Upvc double glazed window and door to the rear garden, space for double width fridge freezer, space and plumbing for washing machine, space for tumble dryer, inset sink unit with mono bloc mixer taps, storage units under and work tops over, Velux window, tiled flooring with under floor heating, wall mounted gas fired boiler supplying both domestic hot water and gas to radiator central heating.

Sitting Room
26' 6" X 18' 10" (8.09m X 5.76m)
A fabulous and spacious sitting room with French patio and Bi folding doors leading out to the patio and rear garden, inset downlighters, feature fireplace with wood burning stove.

Study
8' 9" X 8' 9" (2.68m X 2.69m)
UPVC double glazed window to rear aspect, radiator, built in desk with co-ordinating shelving & storage cupboards, double width storage cupboard/wardrobe.

Ground Floor Bedroom Four
12' 1" X 8' 1" (3.69m X 2.48m)
Upvc double glazed window to front aspect, built in wardrobes, radiator.

Ground Floor Family Bathroom
9' 0" X 6' 6" (2.76m X 2.00m)
White suite of panel bath, wash hand basin with storage drawers under, low level wc with concealed cistern, two UPVC double glazed windows to rear aspect, ceramic tiled flooring with under floor heating, half and full height tiling to walls.

First Floor Landing
A spacious, light and airy landing with seating/reading areas, Velux window.

Master Bedroom
12' 6" X 14' 2" (3.83m X 4.32m)
A dual aspect bedroom with Upvc double glazed window to front aspect, Upvc double glazed French doors with a Juliet balcony overlooking the rear garden, inset down lighters, two bespoke built in chest of drawer units and two built wardrobes, radiator, inset downlighting, door to:

En-Suite
7' 5" X 6' 1" (2.28m X 1.86m)
White suite of fully tiled walk-in shower cubicle with shower as fitted, glazed screen, low level wc with concealed cistern, wash hand basin with storage drawers under, heated towel rail, mirror with LED lighting, extractor fan, Velux window to rear aspect, full and half height tiling to walls, tiled flooring.

Guest Bedroom
12' 7" X 17' 3" (3.86m X 5.26m)
Fabulous room with UPVC double glazed geometric windows to one wall overlooking the rear garden, two Velux windows, radiator, inset downlighters

Bedroom Three
15' 0" X 7' 5" (4.59m X 2.28m)
Benefitting from a range of built in wardrobes with hanging rail and shelving as fitted, radiator, inset downlighters, half height panelling to one wall, Upvc double glazed window to front aspect.

Shower Room
10' 1" X 3' 6" (3.09m X 1.07m)
Fully tiled walk-in shower with shower as fitted, low level wc, wash hand basin with storage under, inset downlighters, extractor fan, heated towel rail, ceramic tiling to walls, tiled flooring.

Front Aspect
Approached and part enclosed by dwarf wall and hedging, gravel driveway for several vehicles, gated side entrance to rear garden, access to garage, covered storm porch to property entrance.

Rear Gardens
The rear gardens are south east facing and are well established laid mainly to lawn with well stocked flower and shrub beds and borders, large block paved patio ideal for al fresco dining, with four low tread steps up to the lawn, raised sleeper beds with box hedging, outside lighting, log store to side, gated access to front. Fully enclosed by panel fencing.

Garage
15' 11" X 8' 8" (4.86m X 2.65m)
Light and power connected, up and over door, open to the rear garden.

Timber Storage Shed
12' 4" X 7' 10" (3.78m X 2.39m)
Providing useful garden storage.

Please Note
EPC Rating: Awaited. Council Tax Band: E.

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).

Parking: Garage & 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.



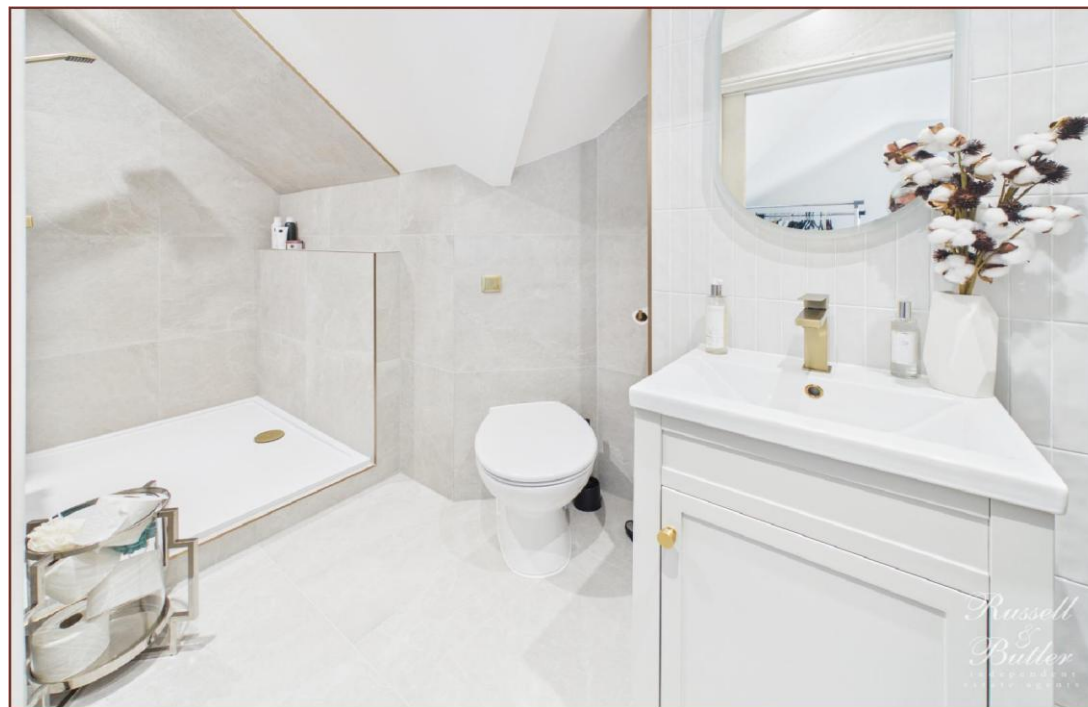


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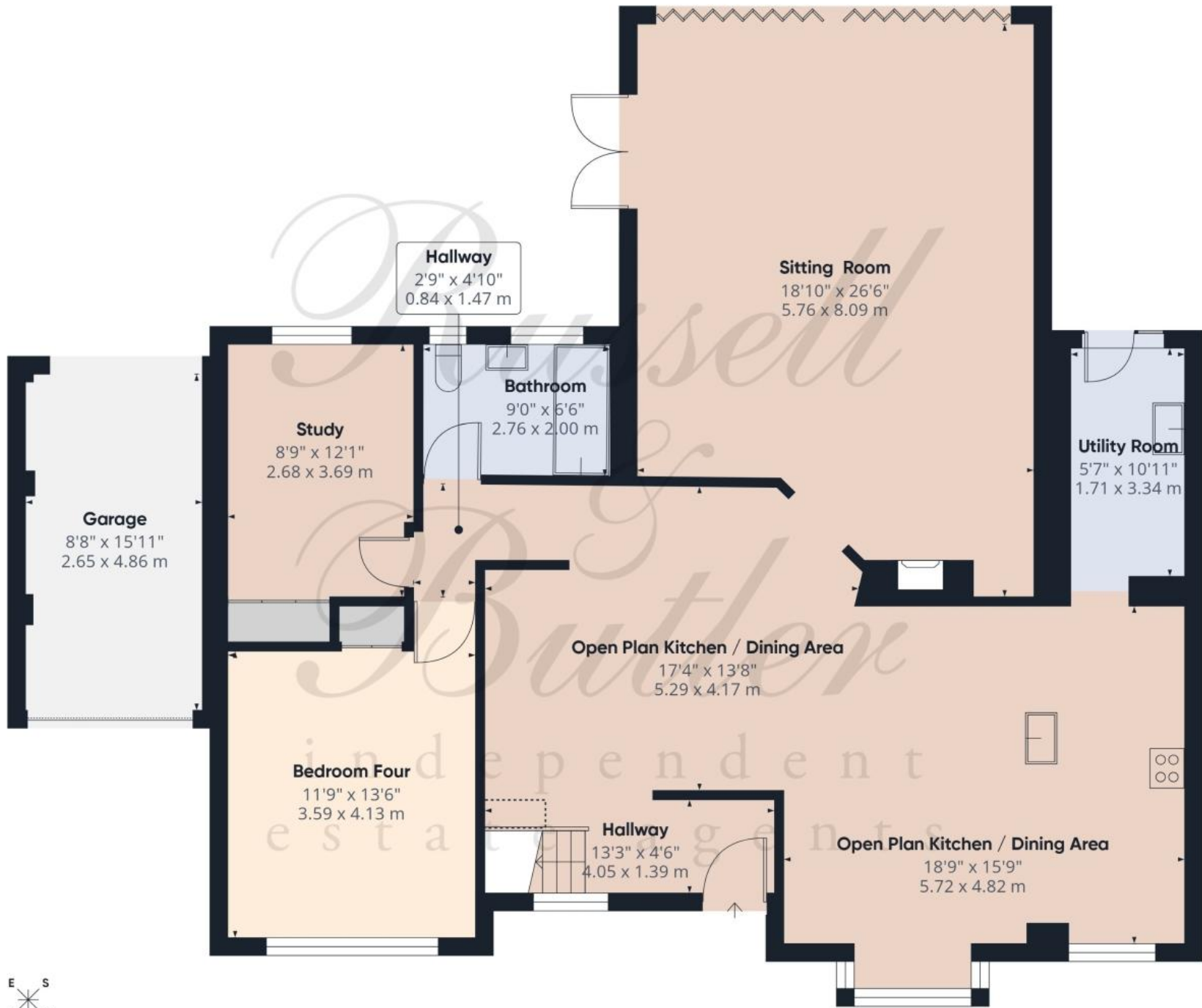


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Approximate total area⁽¹⁾

1612 ft²
149.7 m²

Reduced headroom

4 ft²
0.3 m²

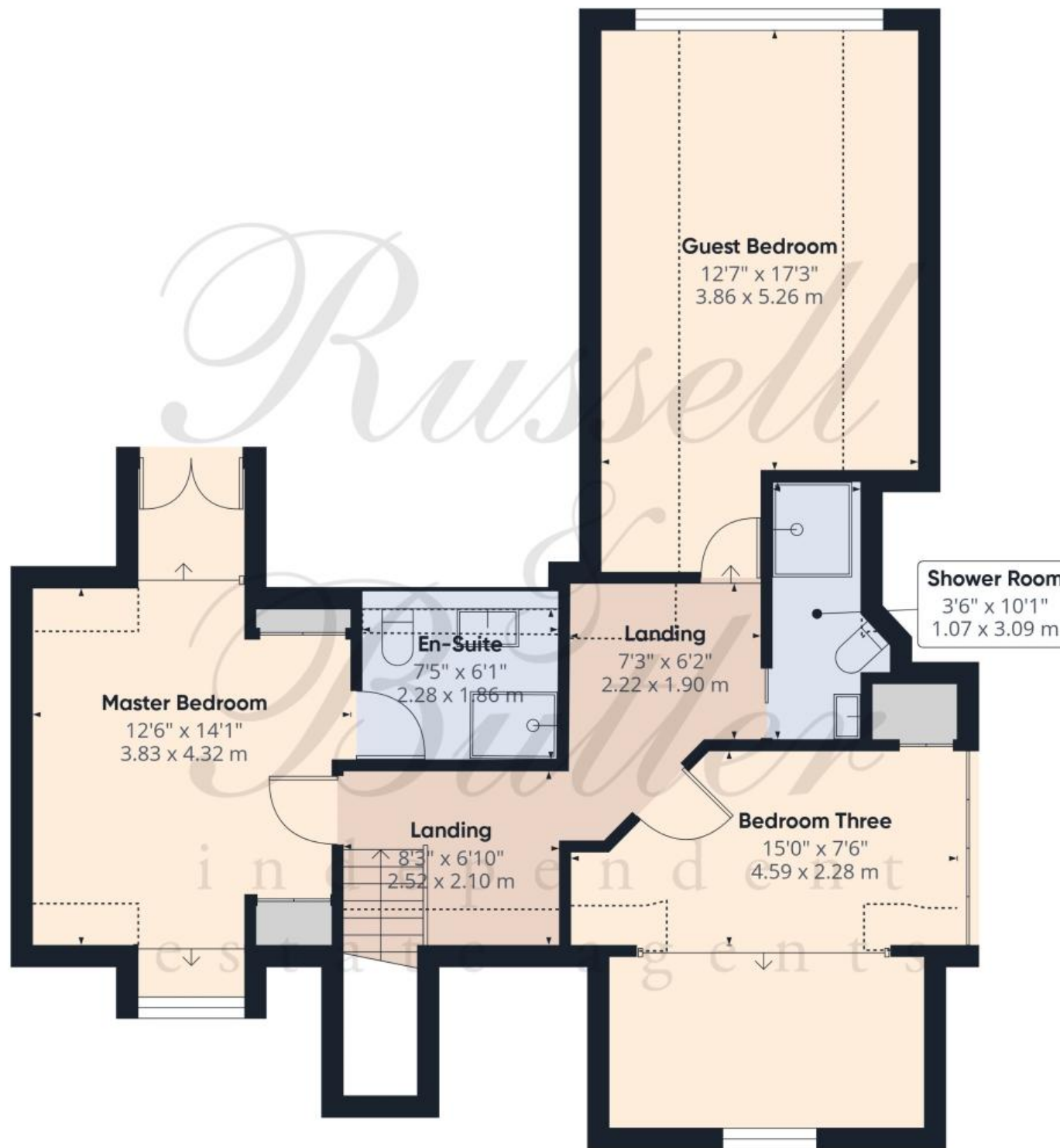
(1) Excluding balconies and terraces

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.

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Approximate total area⁽¹⁾

833 ft²

77.4 m²

Reduced headroom

162 ft²

15 m²

(1) Excluding balconies and terraces

Reduced headroom

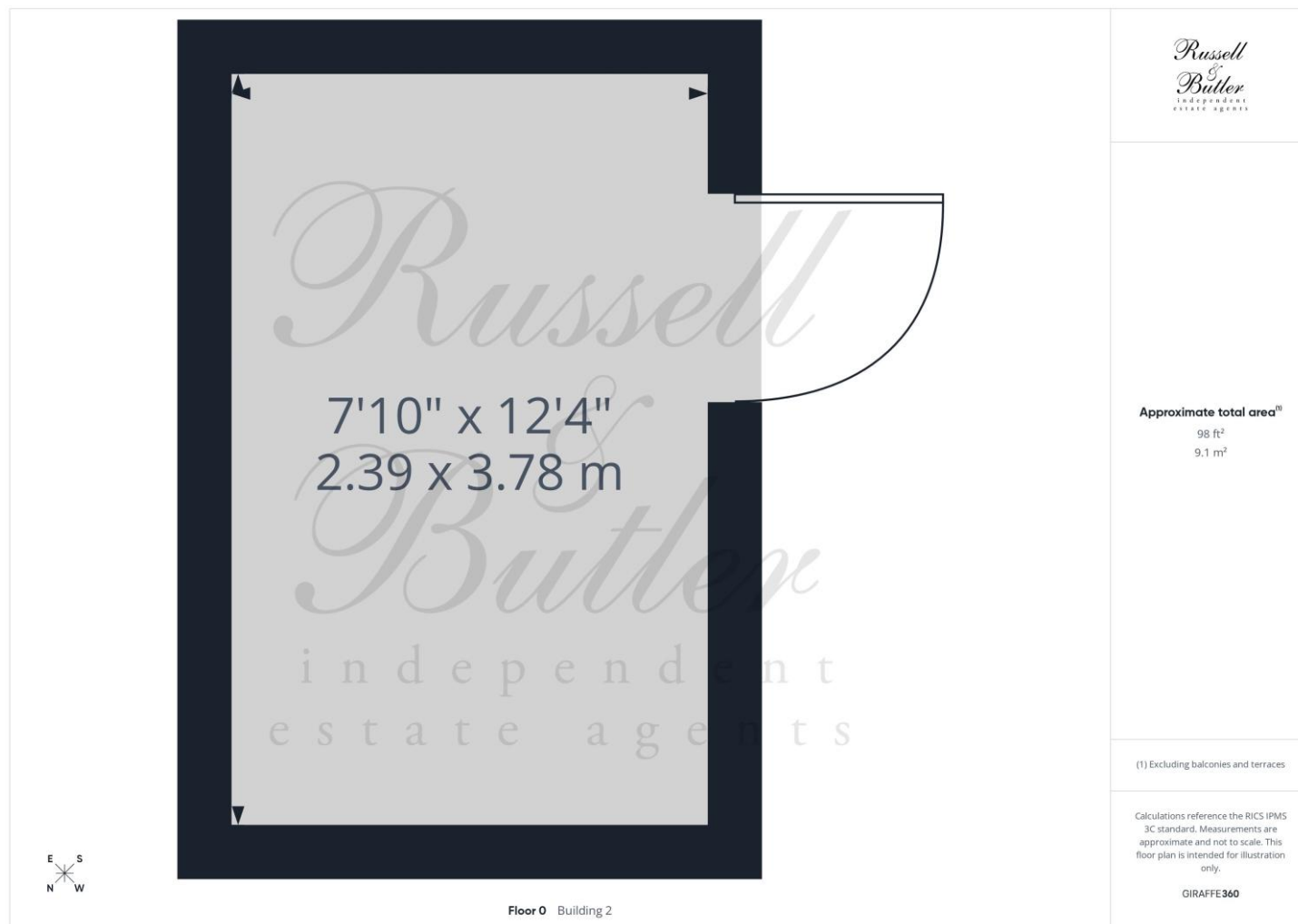
..... Below 5 ft/1.5 m

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

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Floor 1 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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