

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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Lower Wharf, Stratford Road, Buckingham, MK18 7BF
Offers Over £750,000 Freehold

A spacious and very well presented 5 bedroom detached family home, having been much improved by the current owners, located on a non estate private road and being within close walking distance to Buckingham town centre, parks and benefits from being within catchment for the Royal Latin Grammar School. The accommodation is approx. 2,400 sq. ft and is laid out over two floors and comprises: Entrance hall, cloakroom, sitting room with bay window, dining room, re- fitted navy blue Wren kitchen/breakfast room, separate navy blue Wren re-fitted utility room and a 20ft conservatory. To the first floor, spacious master bedroom with built in bespoke Hammonds wardrobes and upgraded en-suite shower room, four further bedrooms - two of which also have Hammonds wardrobes fitted, plus the upgraded family bathroom with white suite. To the front aspect, driveway providing off road parking for 5/6 vehicles and leading to the integral double width garage with electric roller doors, outside lights and enclosed recently fully landscaped gardens to the rear with large patio, raised sleeper beds, terracing and a decked terrace. EPC rating C. Council tax F. CCTV fitted front and rear.



Entrance Hall

Providing access to accommodation with stairs rising to first floor, double panel radiator, brand new carpet, coving to ceiling, door to integral double width garage, NEST central heating thermostat.

Cloakroom

White suite of low level wc with concealed cistern, wash hand basin housed in vanity unit, cupboard under, half height ceramic tiling to walls, extractor fan, ceramic tiled floor, inset downlighters, radiator, under stairs coats/storage cupboard.

Sitting Room

18' 5" X 12' 11" (5.62m X 3.96m)

UPVC double glazed bay window with Hillary’s plantation shutters to front aspect, feature new energy efficient gas fireplace with surround and hearth, wall light points, two radiators, part glazed double doors to dining room.

Dining Room

11' 9" X 13' 0" (3.59m X 3.97m)

Double panel radiator, coving to ceiling, french double glazed doors to conservatory.

Conservatory

12' 1" X 20' 0" (3.69m X 6.11m)

A spacious conservatory replaced in 2023, air conditioning unit, radiator, Upvc double glazed French doors leading out onto patio and to the rear garden, double glazed french doors to kitchen & breakfast room, double glazed french doors to the dining room.

Kitchen/Breakfast Room

21' 5" X 10' 7" (6.55m X 3.23m)

A professionally re-fitted WREN kitchen breakfast room to comprise inset sink unit with mono bloc mixer tap, cupboard under, an extensive range of wall, drawer and base units with Quartz worktops, coving to ceiling, inset downlighters, space for range cooker with canopy over, space for large fridge/freezer, integrated dishwasher, double glazed window to rear aspect, door to utility room, breakfast bar, radiator, vinyl tiled flooring.

Utility Room

6' 10" X 7' 3" (2.09m X 2.23m)

Recently professionally re-fitted WREN utility room, 'Worcester' gas fired boiler (installed 2021) serving both domestic hot water and radiator central heating, inset sink unit with mono bloc mixer tap, cupboard under, space and plumbing for washing machine, space for tumble dryer, work tops over, vinyl tiled flooring, radiator, part glazed door to side.

First Floor Landing

Coving to ceiling, access to loft space with ladder and is part boarded with light, airing cupboard housing Megaflow water tank replaced in 2022. Brand new carpet.

Bedroom One

17' 0" X 16' 2" (5.20m X 4.95m)

A spacious double bedroom with UPVC double glazed window with Hillary’s plantation shutters to front aspect overlooking local park, air conditioning unit, radiator, coving to ceiling, a range of built in Hammonds bespoke wardrobes with hanging rail and shelving as fitted. Door to en-suite.

En-Suite

7' 11" X 7' 5" (2.42m X 2.28m)

Upgraded en-suite to comprise fully tiled corner shower cubicle with shower as fitted, low level wc, wash hand basin, housed vanity unit with storage under, storage to side, inset mirror, inset downlighters, extractor fan, ceramic tiled floor, full tiling to all walls, double glazed window to side aspect, chrome ladder towel rail.

Bedroom Two

18' 2" X 10' 3" (5.56m X 3.14m)

Benefitting from a range of Hammonds built in wardrobes with hanging rails and shelving as fitted, built in matching Hammonds bookcase, UPVC double glazed window with Hillary’s plantation shutters to front aspect, double panel radiator.

Bedroom Three

13' 2" X 10' 11" (4.02m X 3.33m)

UPVC double glazed window to rear aspect, a range of built in Hammonds wardrobes, built in matching Hammond’s desk, radiator, coving to ceiling.

Bedroom Four

10' 11" X 9' 8" (3.34m X 2.95m)

UPVC double glazed window to rear aspect, radiator, coving to ceiling.

Bedroom Five

10' 11" X 11' 3" (3.34m X 3.45m)

UPVC double glazed window to rear aspect, radiator, coving to ceiling.

Family Bathroom

White suite of 'P' shaped panel bath with separate shower over, glazed screen, low level wc, wash hand basin housed in vanity unit, two wall cupboards to either side with inset mirror, chrome ladder towel rail, coving to ceiling, inset downlighters, ceramic tiled floor, full height ceramic tiling to all walls, UPVC double glazed window to side aspect, extractor fan.

Front Aspect

Driveway providing off road parking for 5/6 vehicles and leading to the integral double width garage. Gated access to the rear garden. Outside lighting.

Double Garage

16' 5" X 15' 11" (5.02m X 4.86m)

Integral double width garage with twin electric roller doors, light and power connected, internal door to entrance hall. 2024 upgraded electrical board and wiring.

Rear Gardens

The rear gardens are fully enclosed and have been landscaped to provide large patio seating area, laid mainly to lawn with established and well stocked, beds and borders and fully stocked stepped terraces, additional paved patio, raised sleeper beds, steps leading up to a raised decked seating area, outside tap, outside lighting, gated access leading to the front.

Please Note

EPC Rating: C Council Tax: F

Communal Gardening charge of £45 PCM.

Construction type: Standard. Electricity supply: Mains. Water supply: Mains. Sewerage: Mains. Heating: Gas central heating.

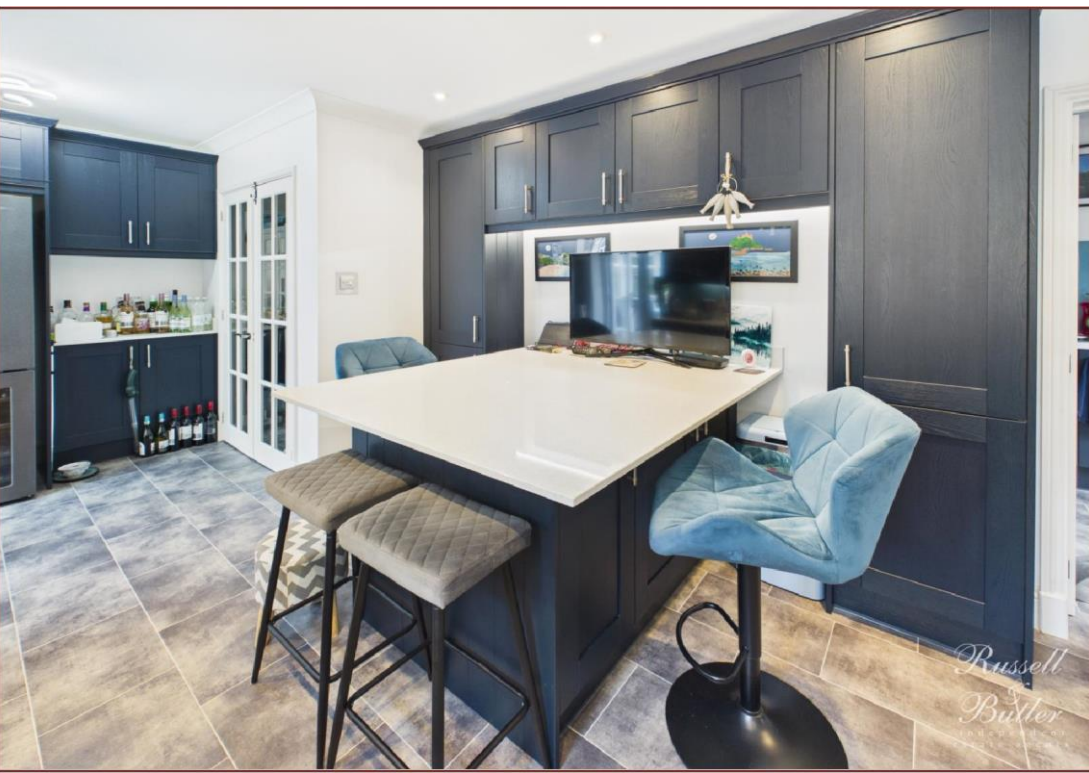
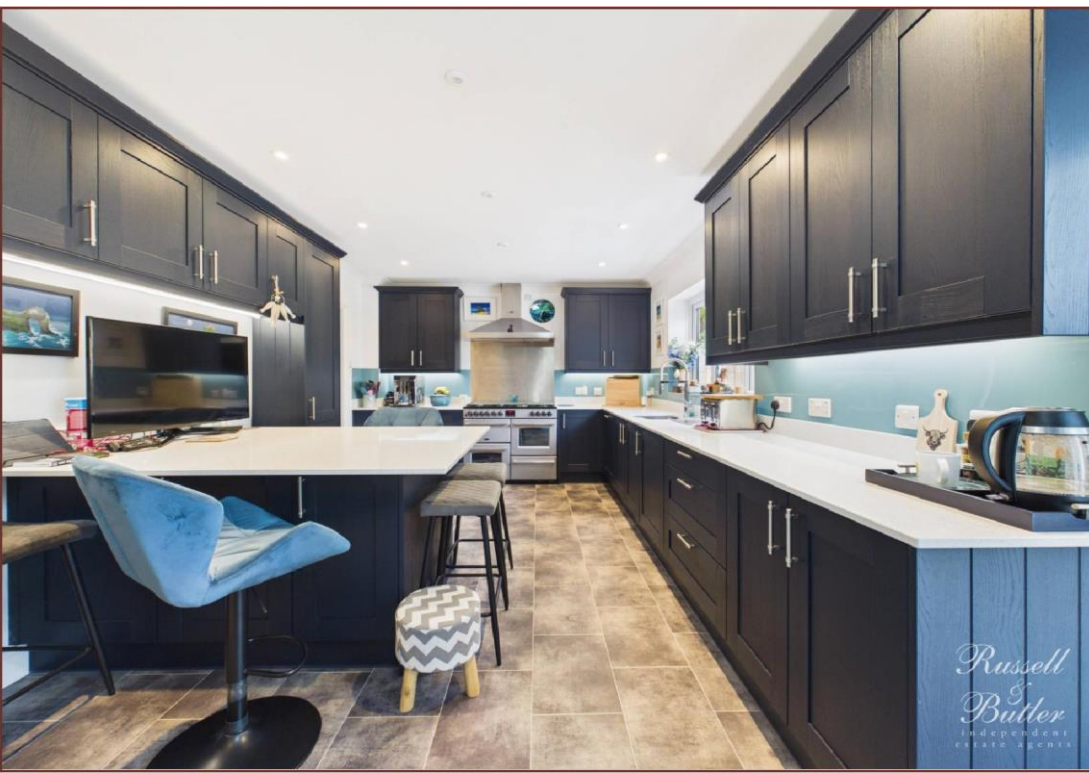
BROADBAND/MOBILE COVERAGE: Standard, Superfast & Ultrafast broadband available. Offering highest speeds of 1000Mbps download and 1000Mbps upload speeds. The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability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

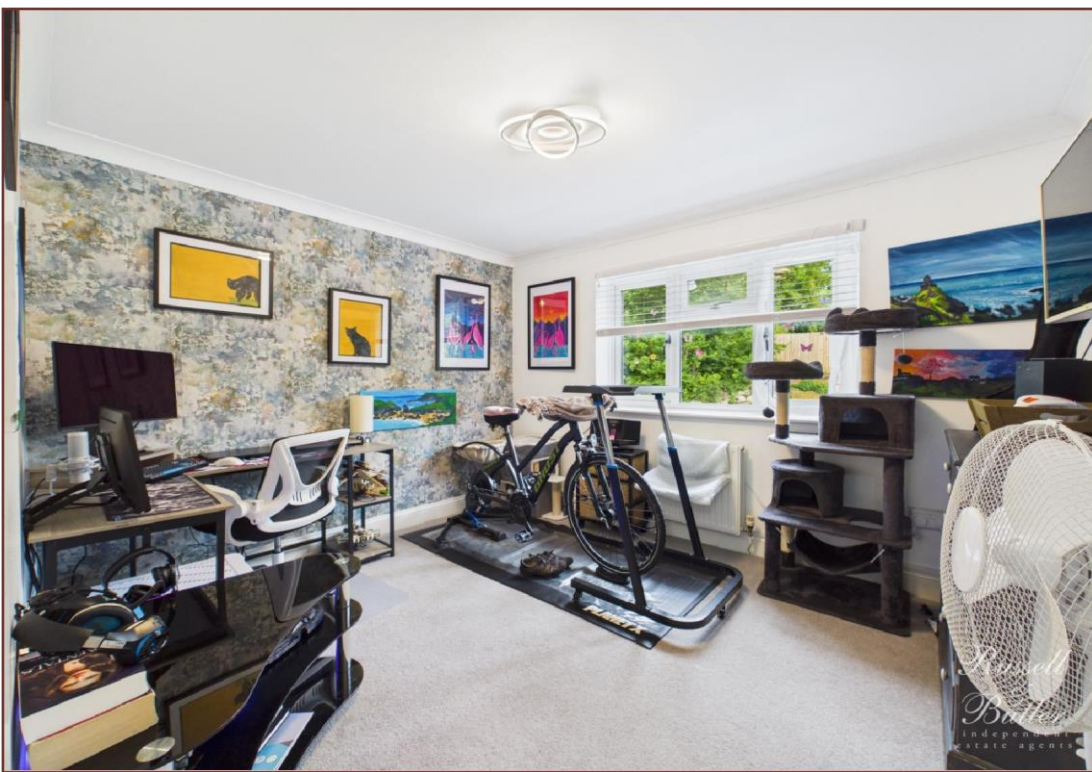
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they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





Russell
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interior design

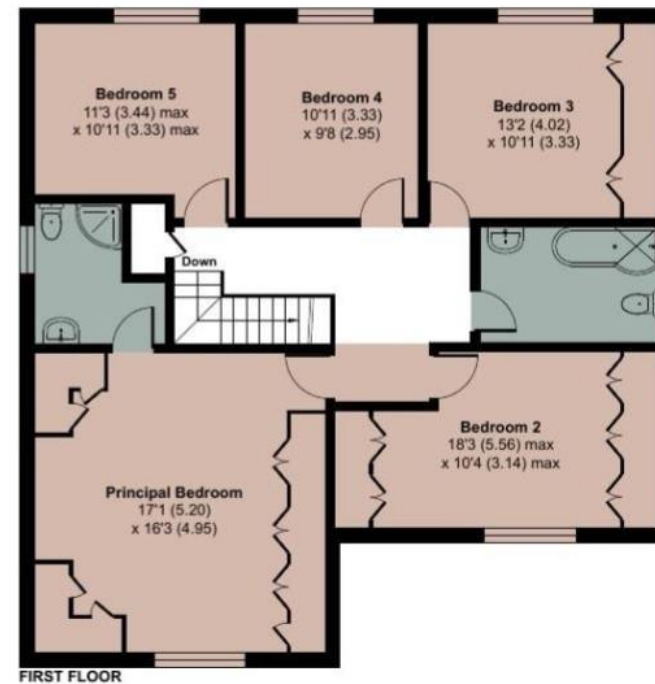
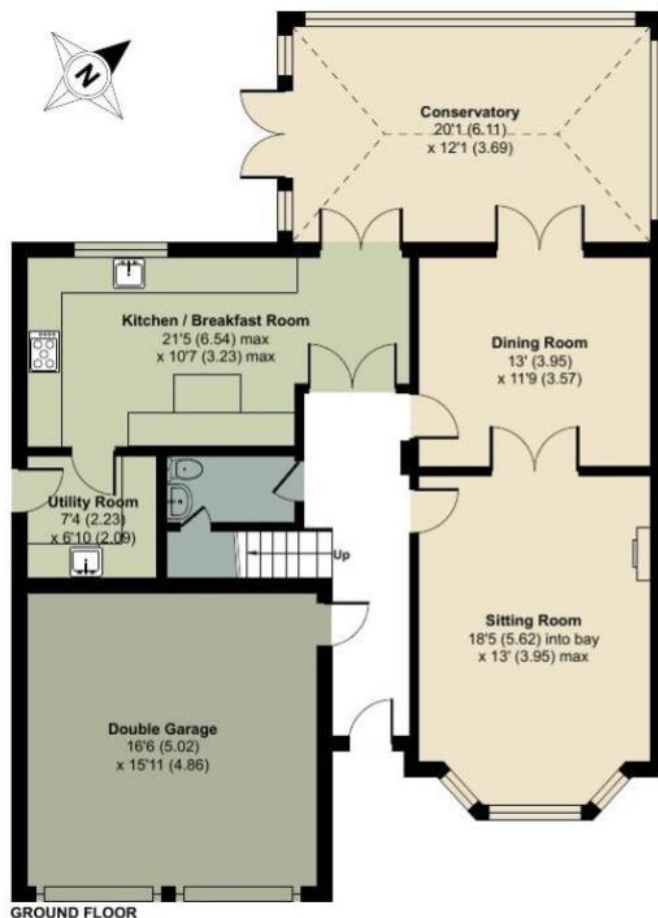






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& Butler*
independent
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Approximate Area = 2180 sq ft / 202.5 sq m
 Garage = 268 sq ft / 24.8 sq m
 Total = 2448 sq ft / 227.3 sq m

For identification only - Not to scale

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nīchecom 2025. Produced for Michael Graham Estate Agents. REF: 1331283

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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