

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

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OPEN 7 DAYS A WEEK

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Queen Catherine Road, Steeple Claydon, MK18 2PY

Asking Price £500,000

Situated in a truly delightful position on the edge of the sought-after village of Steeple Claydon, directly opposite the picturesque village church, this three bedroom detached bungalow offers a rare and exciting opportunity for purchasers looking to create their dream home. Set within a generous plot extending to approximately one-third of an acre, the property enjoys fabulous views across the surrounding countryside and offers a wonderful sense of space and tranquillity. Although requiring comprehensive refurbishment and modernisation, the bungalow offers enormous potential to improve, reconfigure or extend, subject to the necessary planning consents, making it an ideal opportunity for those wishing to create a bespoke home in a particularly desirable setting. Council Tax Band F. Energy Rating D.



Entrance

Double glazed entrance door to:

Entrance Hall

16' 9" X 5' 10" (5.12m X 1.80m)

Double glazed window overlooking the garden, double radiator, double doors to sitting room, secondary entrance door to inner hall, open through to sitting room.

Kitchen

9' 8" X 8' 5" (2.97m X 2.58m)

In need of refurbishment. Double glazed window to side aspect.

Sitting Room

19' 11" X 14' 11" (6.09m X 4.56m)

Open fireplace, dual aspect double glazed window overlooking the garden, radiator.

Second Sitting Room

20' 10" X 16' 6" (6.36m x 5.05m Max, 3.48m Min)

L-shaped.

Open plan with second kitchen, double glazed window to front aspect, double glazed French patio doors to rear garden.

Bedroom One

12' 8" X 8' 9" (3.87m X 2.68m)

Access to loft space, large walk in cupboard (1.26mx1.26m).

En-Suite

8' 0" X 4' 2" (2.45m X 1.28m)

White suite of shower cubicle, pedestal wash hand basin, low flush wc.

Bedroom Two

13' 2" X 9' 9" (4.02m X 2.98m)

Large built in wardrobe, double glazed window to side aspect, radiator.

Bedroom Three

10' 5" X 9' 8" (3.19m X 2.97m)

Radiator, double glazed window to front aspect.

Inner Lobby

Airing cupboard housing hot water tank and immersion heater, "Ideal" gas fired boiler, built in storage cupboard, access to loft space.

Bathroom

6' 3" X 5' 4" (1.91m X 1.64m)

White suite of panel bath, wash hand basin, low flush wc, double glazed window to side aspect.

Outside

Situated on a plot of approx. 1/3 acre, this bungalow is in a fabulous setting with wrap around gardens and stunning countryside views to rear. South, south/west facing and laid mainly to lawn with various mature tree and shrubs, enclosed by hedging.

Garage

Front and side roller doors.

Please Note

EPC Rating: D Council Tax: F

Construction type: Standard. Electricity supply: Mains. Water supply: Mains. Sewerage: Septic tank. Heating: Gas.

BROADBAND/MOBILE COVERAGE: Standard, Superfast & Ultrafast broadband available. Offering highest speeds of 5500Mbps download and 5500Mbps 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 way.

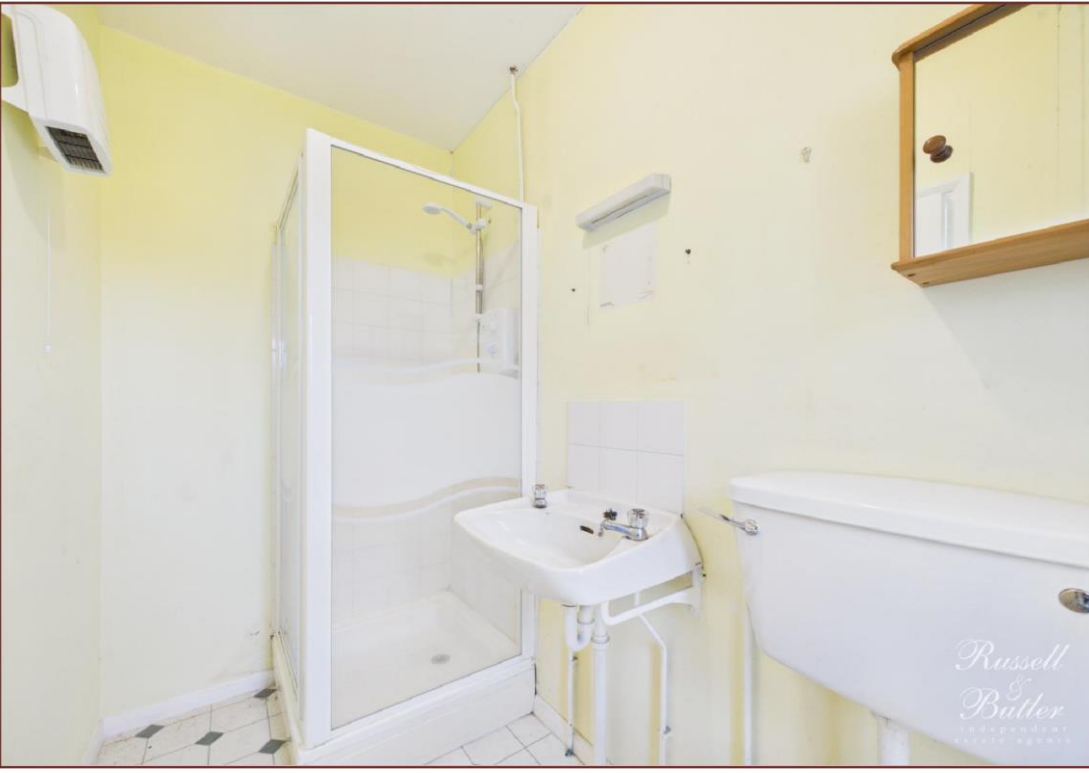
Measurements on floor plan are approximate due to amongst other things wall thickness etc. These are therefore not to be relied on.

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.













Approximate total area*

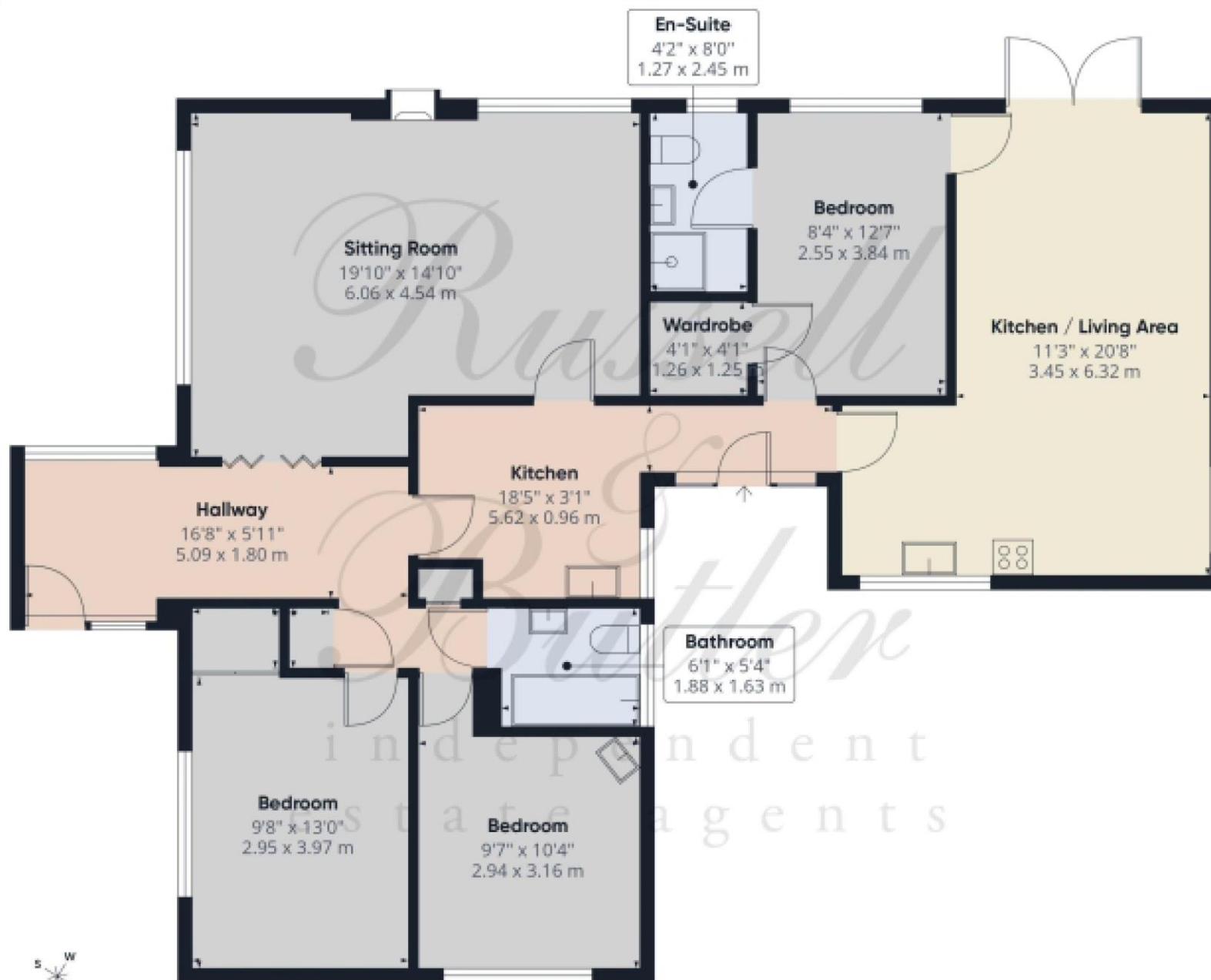
1246 ft²

115.8 m²

(*) 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.

GRAPPE350



Floor 0 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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