

Russell & Butler

independent estate agents

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OPEN 7 DAYS A WEEK

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Station Road, Quanton, Bucks, HP22 4BX.

Asking Price £595,000.00

A truly deceptive four bedroom cottage situated in this most sought after location. The property has been extended and improved over time and includes a fabulous spacious open plan kitchen/dining/family room, has the benefits of a ground floor shower room, a large double garage and workshop and a beautiful landscaped rear garden backing onto paddock land. The accommodation comprises: Entrance porch, sitting room, snug, kitchen/dining/family room, side porch, inner lobby, ground floor shower room, utility room, large conservatory, first floor landing, four bedrooms, family bathroom and a useful attic room. Ample car parking to the side. Council Tax Band E. Energy rating awaited. NO ONWARD CHAIN.



Entrance door to:

Entrance Porch

Solid wood door to:

Sitting Room

23' 9" X 9' 11" (7.24m X 3.04m)

Open fireplace, two double radiators, two Upvc double glazed bay windows to front aspect, door to snug.

Snug

10' 0" X 8' 6" (3.06m X 2.60m)

Under stairs storage cupboard, built in crockery cupboards, Upvc double glazed window to rear aspect, tiled floor, concealed stairs to first floor.

Inner Lobby

Two built in storage cupboards, door to utility room. Door to Conservatory.

Conservatory

18' 2" X 13' 0" (5.56m X 3.97m)

Upvc double glazed with brick base, radiator, Upvc double glazed French patio doors to rear garden.

Kitchen/Breakfast Room

17' 2" X 13' 0" (5.24m X 3.97m)

Fitted to comprise Belfast sink with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, straight edge work surfaces, centre island with cupboards under, four ring ceramic hob, oil fired "Aga" split level electric double oven and grill, integrated microwave, tiled floor, sky light, Upvc double glazed window to side aspect, open through to dining room, ceiling beams, inset LED lighting door to rear lobby.

Dining Room

17' 11" X 12' 4" (5.48m X 3.78m)

Fireplace with log burner, radiator, built in shelving unit, tiled floor, sky light.

Rear Lobby

Door to side porch with seating and storage, cupboard housing hot water tank and immersion heater, "Grant" gas fired boiler supplying both central heating and domestic hot water, tiled floor.

Ground Floor Shower Room

10' 2" X 4' 7" (3.10m X 1.40m)

Fully tiled walk in shower, pedestal wash hand basin, low flush wc, full ceramic tiling to all walls, ladder towel radiator, sky light.

Inner Lobby

Two built in storage cupboards, door to utility room.

Utility Room

6' 4" X 4' 7" (1.94m X 1.40m)

Plumbing for automatic washing machine, vent for tumble dryer, work surface, tiled floor, sky light.

First Floor Landing

0' 0" X 0' 0" (0.00m X 0.00m)

Access to Attic room.

Attic Room

22' 8" X 7' 5" (6.93m X 2.28m)

N.B. Please note some restricted head room.

Velux sky light, power and light connected, eaves storage space.

Bedroom One

11' 3" X 10' 6" (3.45m X 3.22m)

3.45m x 3.22m to rear of wardrobe

Radiator, built in wardrobes, Upvc double glazed window to front aspect.

Bedroom Two

12' 6" X 9' 4" (3.83m X 2.86m)

3.83m Max x 2.86m Max

Upvc double glazed window to rear aspect, built in cupboard.

Bedroom Three

11' 3" X 9' 10" (3.45m X 3.00m)

Radiator, Upvc double glazed window to front aspect.

Bedroom Four

9' 4" X 9' 4" (2.87m X 2.85m)

Radiator, built in cupboard, Upvc double glazed window to rear aspect.

Family Bathroom

8' 4" X 3' 10" (2.55m X 1.17m)

White suite corner bath, wash hand basin, low flush wc, fully tiled walls and floors, ladder towel radiator, Upvc double glazed window to front aspect.

Front Garden

Laid to blue slate shingle, flower and shrub beds, wrought iron fencing, path to entrance.

Block paved drive to side providing parking for 3/4 cars, outside tap, double wooden 5 bar gates lead to:

Rear Garden

Laid in two parts to lawn with well stocked flower and shrub beds and borders, large fish pond with connecting bridge and waterfall, paved patio, connecting pathways, further block paved hard standing leading to detached double garage and workshop.

Detached double width garage with two up and over doors, power and light connected, workshop to side.

Left hand side measures 7.54 X 3.10. Right hand side 4.90 X 3.56.

EPC Rating: TBC Council Tax: E

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

BROADBAND/MOBILE COVERAGE: Standard, Superfast & 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).

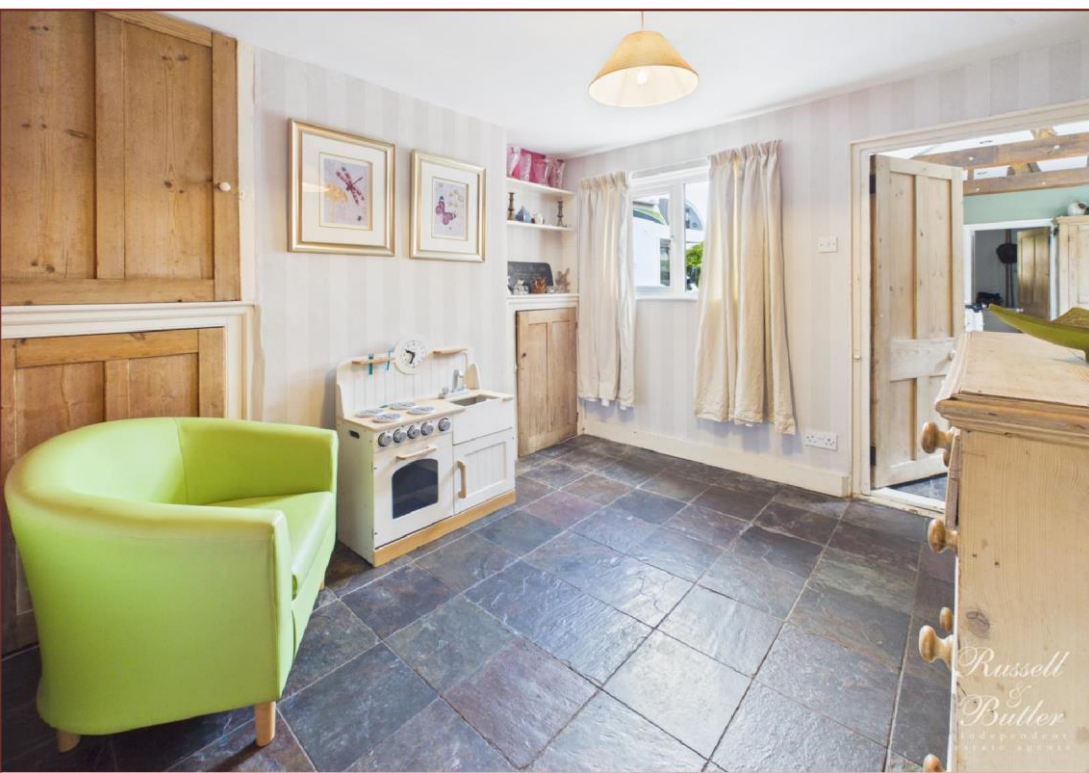
Parking: Driveway

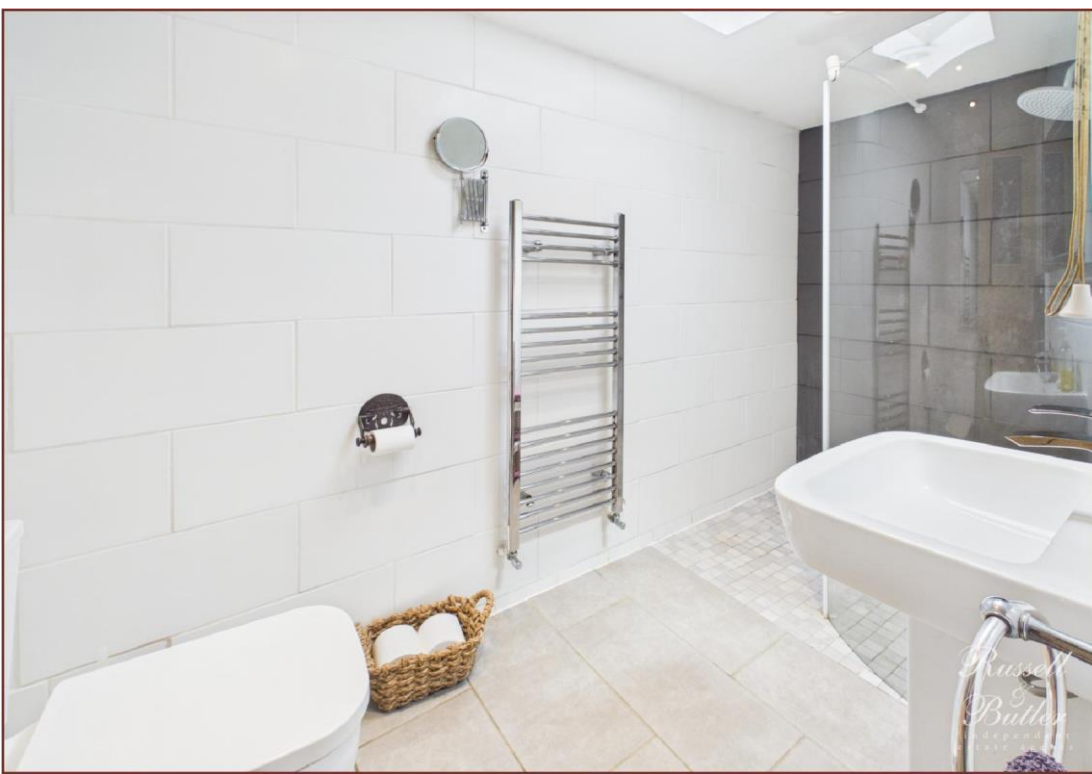
Measurements on floor plan are approximate due to amongst other things wall thickness etc. These are therefore not to be relied on.



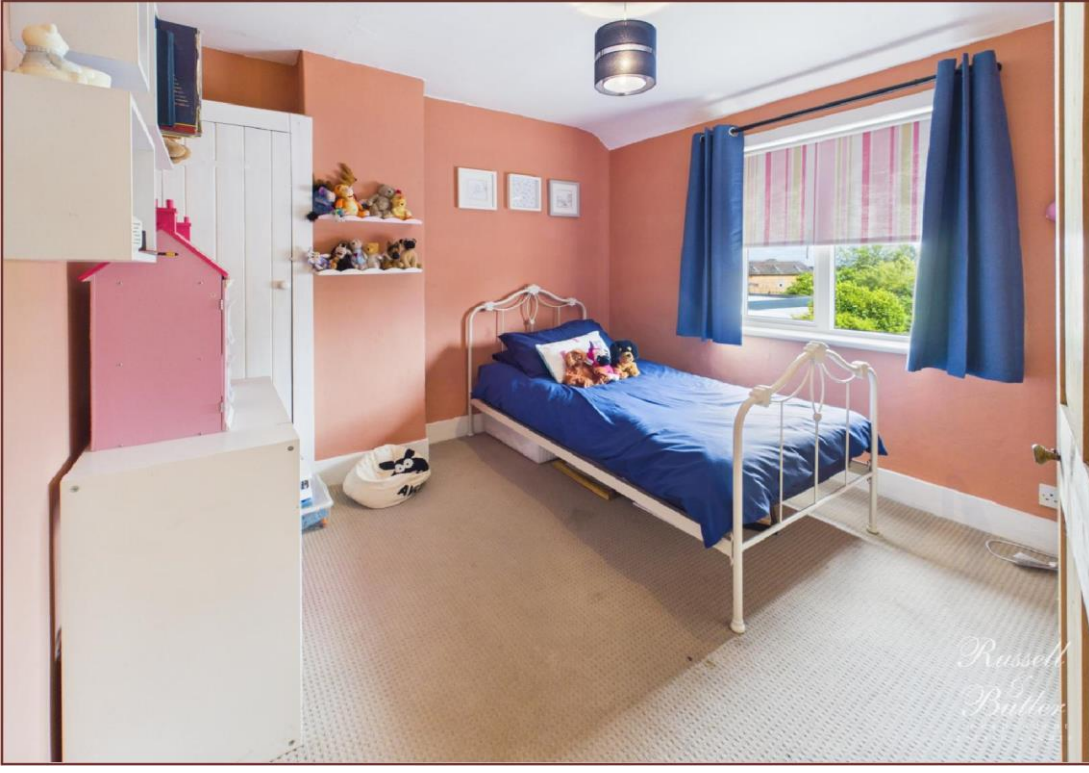


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Porch
25' x 41'
0.75 x 1.26 m

Sitting Room
10'0" x 23'10"
3.05 x 7.28 m

Snug
10'0" x 8'6"
3.06 x 2.61 m

Dining Room
10'5" x 12'3"
3.19 x 3.76 m

Kitchen/Breakfast Room
17'3" x 12'11"
5.27 x 3.96 m

Side Porch
6'2" x 5'7"
1.89 x 1.71 m

Conservatory
8'11" x 18'9"
2.74 x 5.72 m

Inner lobby
6'1" x 4'1"
1.87 x 1.25 m

Shower room
10'3" x 4'8"
3.14 x 1.43 m

Utility Room
6'4" x 4'7"
1.95 x 1.40 m

i n d e p e n d e n t
e s t a t e a g e n t s

Approximate total area⁽¹⁾
1098 ft²
102 m²

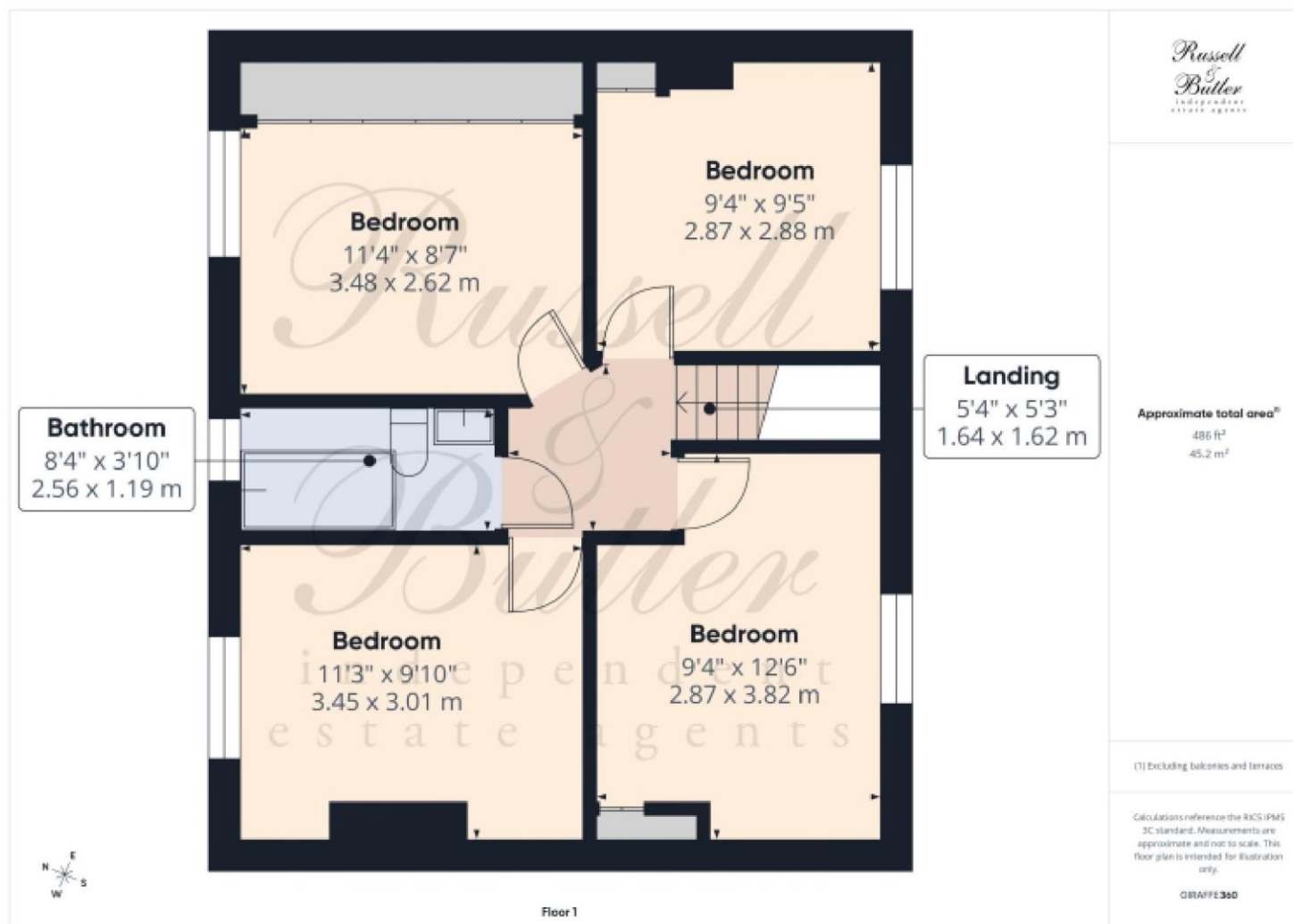
(1) Excluding balconies and terraces

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

GRAPPE350



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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