

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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Church Lane, Tingewick, MK18 4QZ

Asking Price £635,000 Freehold

Offered for sale with no upper chain, this lovely four bedroom detached cottage, located in a conservation area with views to St Marys Church in the village of Tingewick. The accommodation offers spacious and flexible living accommodation and comprises: entrance hall, with part glazed double doors leading to the dining room, a dual aspect sitting room with French doors to the conservatory, cottage style kitchen/breakfast room, boot room and a ground floor cloakroom. On the first floor, light and airy landing leading to the four bedrooms, the main bedroom with walk in wardrobe and the four piece family bathroom with roll top bath. The landscaped rear gardens are east facing, fully enclosed with established and well stocked beds and borders. To the front a detached double garage with electric up and over door and gravel driveway providing off road parking for several vehicles. EPC rating C. Council tax band F.



Entrance

Replacement composite entrance door to accommodation.

Entrance Hall

Stairs rising to first floor, Quarry tiled flooring, Upvc double glazed window to front aspect.

Sitting Room

19' 3" X 14' 8" (5.87m X 4.47m)

Dual aspect sitting room with two Upvc double glazed windows to front and rear aspects, Upvc double glazed French doors to conservatory, feature fireplace with fire as fitted, coving to ceiling, two radiators.

Dining Room

12' 2" X 11' 6" (3.71m X 3.53m)

Radiator, coving to ceiling, feature fireplace with surround and hearth, Upvc double glazed French doors to conservatory, part glazed double doors to hallway.

Conservatory

16' 0" X 10' 9" (4.89m X 3.28m)

Upvc double glazed and brick base, radiator, Quarry tiled floor, Upvc double glazed French doors to patio and rear garden.

Kitchen/Breakfast Room

15' 5" X 11' 5" (4.71m X 3.49m)

Fitted to comprise inset stainless steel single drainer sink unit with mono bloc mixer tap, cupboard under, further range of wall/drawer and base units, cupboard under, work tops over, ceramic tiling to splash areas, fireplace recess with space for range cooker with timber lintel over, integrated dishwasher, ceramic tiling to splash areas, two Upvc double glazed windows to front and rear aspects, stable door to boot room, under stairs storage cupboard with space and plumbing for washing machine, ceramic tiled floor, radiator.

Boot Room

5' 4" X 5' 3" (1.64m X 1.62m)

Upvc double glazed with brick base, Quarry tiled floor, door to cloakroom, Upvc double glazed door to rear garden.

Cloakroom

White suite of low level wc, wash hand basin with storage under, radiator, Quarry tiled floor, half height ceramic tiling to walls, Upvc double glazed window to rear aspect.

First Floor Landing

A light and airy landing with two Upvc double glazed windows to rear aspect.

Bedroom One

12' 3" X 10' 11" (3.74m X 3.33m)

Upvc double glazed window to front aspect, walk in wardrobe with hanging rail and shelving as fitted, radiator, television point

Bedroom Two

12' 1" X 11' 2" (3.69m X 3.42m)

Upvc double glazed window to front aspect, radiator, storage cupboard, exposed wood flooring.

Bedroom Three

11' 9" X 8' 2" (3.60m X 2.49m)

Upvc double glazed window to rear aspect, radiator, exposed wooden flooring.

Bedroom Four

9' 0" X 9' 6" (2.75m X 2.92m)

Upvc double glazed window to front aspect, radiator, cupboard housing gas fired boiler supplying both domestic hot water and radiator central heating.

Family Bathroom

8' 9" X 7' 0" (2.68m X 2.14m)

Four piece white suite of ball and claw roll top bth, separate shower cubicle, low level wc, pedestal wash hand basin, full height ceramic tiling to all walls, ceramic tiled floor, heated ladder towel rail, Upvc double glazed window to front aspect.

Front Garden

Part enclosed with hedging, pathway leading to the property entrance, gravel driveway to side providing off road parking for several vehicles and leading to detached garage, gated access to rear garden.

Rear Garden

Fully enclosed, laid mainly to lawn, paved patios with steps leading up to the lawn, area, outside light, outside power, well stocked and established beds, borders with planting.

Garage

15' 5" X 16' 4" (4.70m X 4.98m)

Detached garage with electric up and over door, light and power connected, personal door to rear garden, gravel parking for several vehicles.

Please Note

EPC Rating: D

Council Tax Band: F

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

BROADBAND/MOBILE COVERAGE: Standard, Superfast and Ultra fast 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 parking.

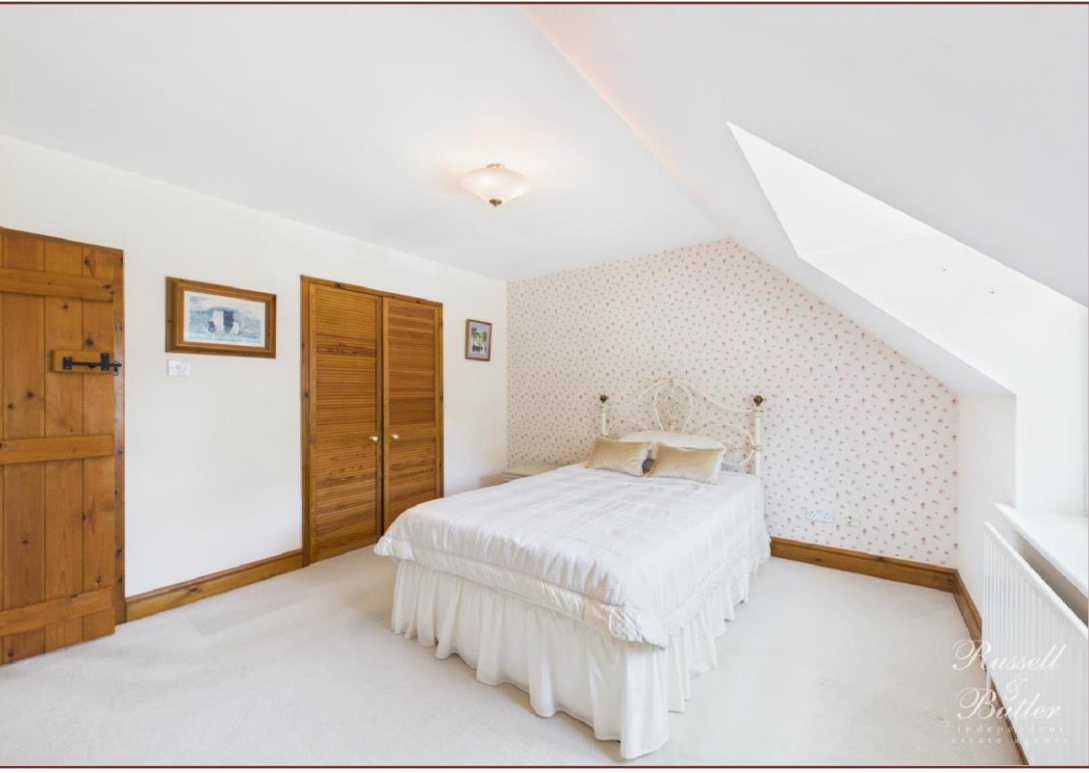
Measurements on floor plan are approximate due to amongst other things wall thickness etc. These are therefore not to be relied on

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*

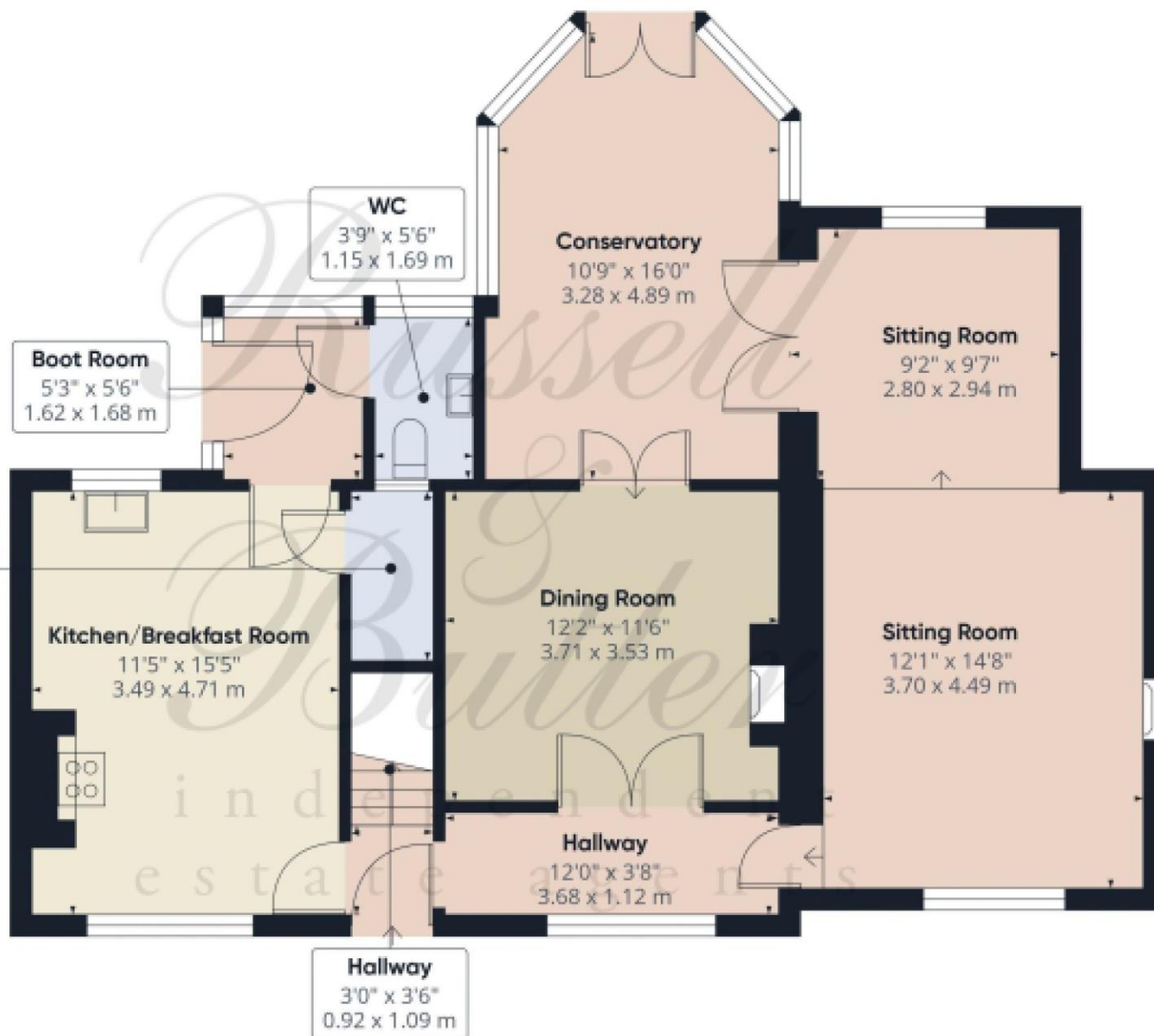
894 ft²

83 m²

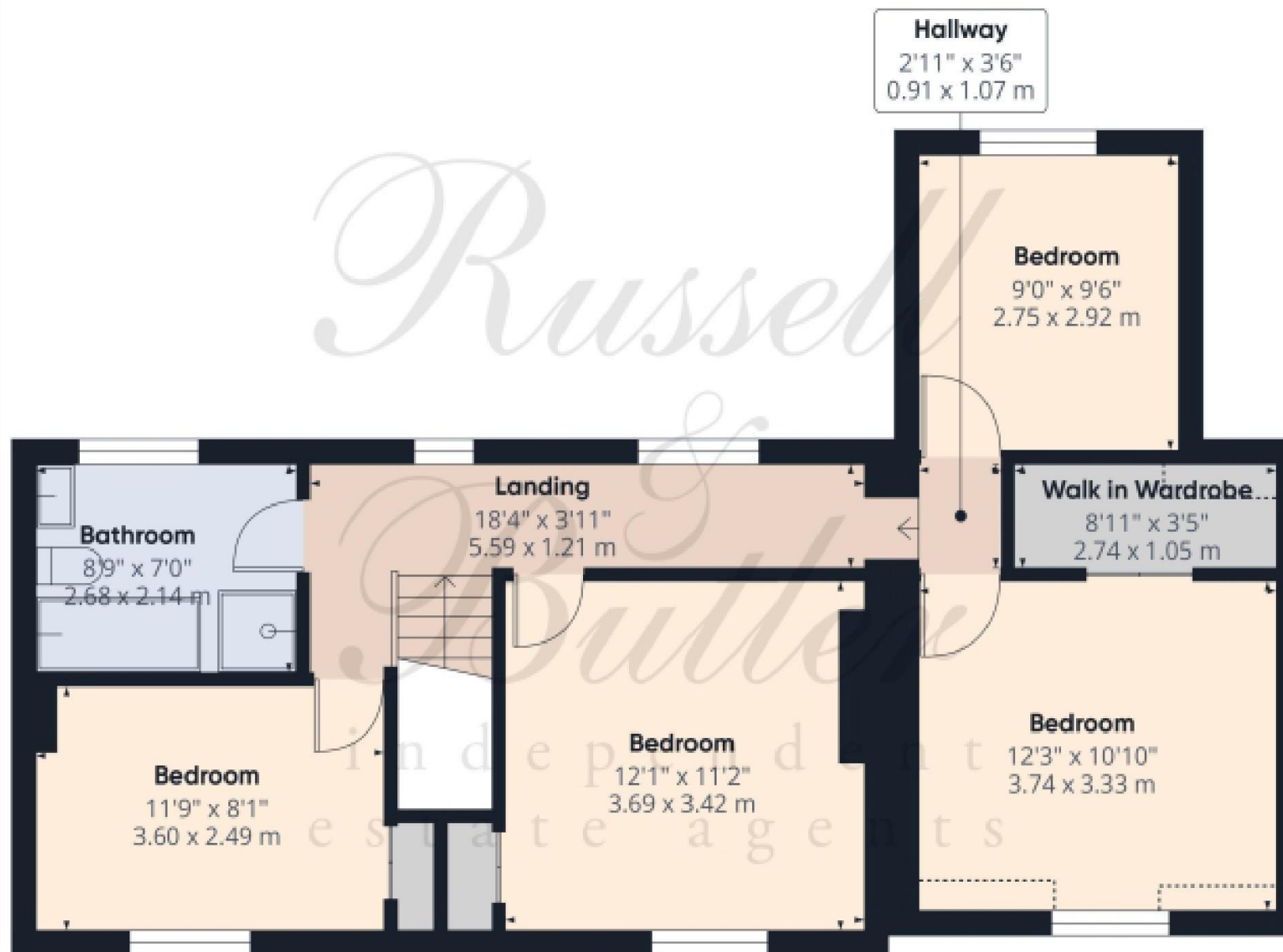
(1) Excluding balconies and terraces

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

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Floor 0 Building 1



Approximate total area⁽¹⁾

642 ft²
59.8 m²

Reduced headroom

13 ft²
1.2 m²

(1) Excluding balconies and terraces

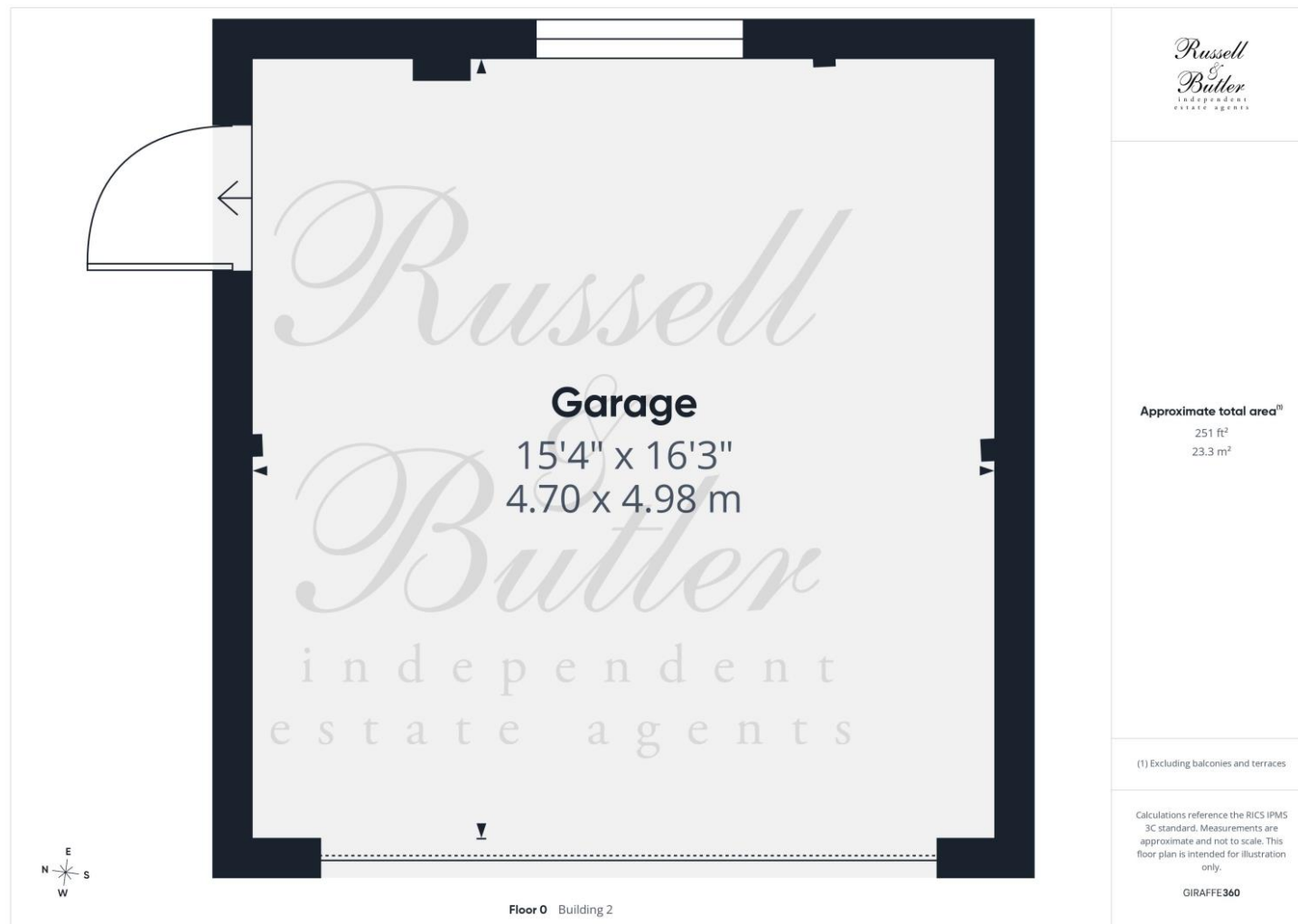
Reduced headroom

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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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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