

Russell & Butler

independent estate agents

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OPEN 7 DAYS A WEEK

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Chaloners Hill, Steeple Claydon, MK18 2PE

Asking Price £595,000 Freehold

This impressive four double bedroom detached home is ideally positioned in a non-estate location in the popular village of Steeple Claydon. Set on a generous plot, the property boasts a beautifully maintained & private rear garden extending approximately 130 feet. The property further benefits from three reception rooms, four double bedrooms, an open fireplace & single garage. The accommodation comprises: Entrance, hallway, dining room with bay window & archways leading to sitting room with open fire, kitchen, study. The spacious landing provides access to four double bedrooms one including a shower and wash basin, main family bathroom & separate W.C. The rear garden is fully enclosed and well established with flower borders, wild ponds & mature trees including fruit trees. There is a single garage & driveway parking. Freehold. Council tax band E/EPC rating D.



Entrance

Wooden door to:

Entrance Hall

Front to back hallway providing access to ground floor accommodation, radiator, Upvc double glazed door to rear aspect.

Sitting Room

12' 1" X 12' 11" (3.69m X 3.95m)

Open fireplace, dado rail and coving, radiator, Upvc double glazed window to side aspect, Upvc double glazed sliding door to rear aspect, archway to dining room.

Dining Room

12' 0" X 12' 0" (3.67m X 3.66m)

Dado rail and coving, radiator, bay window to front aspect, archway to sitting room.

Study

12' 11" X 12' 3" (3.95m X 3.74m)

Dual aspect with single glazed window to front, Upvc double glazed window to side aspect, radiator, coving, storage cupboard.

Kitchen/Breakfast Room

12' 11" X 12' 2" (3.95m X 3.72m)

Fitted to comprise integrated single drainer stainless steel sink unit with mono bloc mixer tap and cupboard under, further range of base, drawers and eyelevel units, rolled edge work surfaces, ceramic tiling to splash areas, space for free standing electric cooker, extractor fan over, space for under counter fridge and freezer, space and plumbing for washing machine, dishwasher, space heater, vinyl flooring, Upvc double glazed window to rear aspect.

First Floor Landing

Spacious open landing with coving to ceiling, radiator, access to loft space, Upvc double glazed window to front aspect, airing cupboard housing hot water tank with shelving as fitted.

Bedroom One

9' 9" X 12' 11" (2.99m X 3.95m)

Built in wall length wardrobes with mirrored sliding doors, shelving and hanging rails, radiator, two Upvc double glazed window to front aspect.

Bedroom Two

12' 2" X 11' 2" (3.73m X 3.41m)

Dado rail and coving to ceiling, solid wood flooring, radiator, Upvc double glazed window to rear aspect.

Bedroom Three

12' 0" X 11' 11" (3.68m X 3.64m)

Dado rail, coving to ceiling, two Upvc double glazed windows to front aspect, radiator.

Bedroom Four

8' 9" X 12' 1" (2.68m X 3.70m)

Dado rail and coving to ceiling, fitted corner shower cubicle, pedestal wash hand basin, ceramic half height tiling to splash areas, radiator, Upvc double glazed window to side aspect.

Separate W.C.

Suite of low level wc, radiator, Upvc double glazed window to rear aspect.

Family Bathroom

Suite of panel bath with shower attachment, pedestal wash hand basin, low level wc, heated towel rail, fully tiled, Upvc double glazed window to rear aspect.

Rear Garden

The beautifully maintained rear garden spans approximately 130ft which is fully enclosed and laid mainly to lawn with paved patio entertaining area, summer house, well stocked flower and shrub beds & borders, two wild ponds, mature trees including fruit trees, side gate access leading to front aspect & personal access door to garage.

Garage

17' 9" X 9' 3" (5.43m X 2.83m)

Single garage with up and over door, power & light connected, driveway parking in front and rear access door from garden.

Please Note

Council Tax Band E EPC Rating D Parking: Driveway parking

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas fired boiler supplying both domestic hot water and radiator central heating.

BROADBAND/MOBILE COVERAGE: Standard, Superfast and Ultra fast broadband available. Offering highest speeds of 80Mbps download and 20Mbps 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).

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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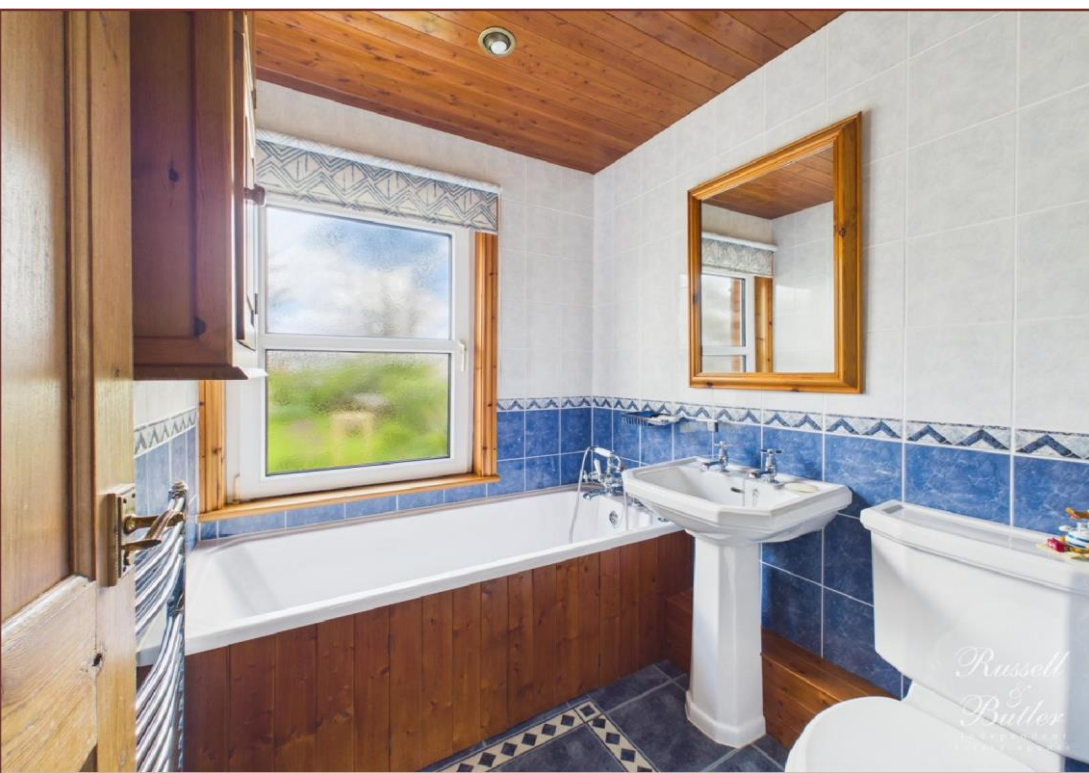
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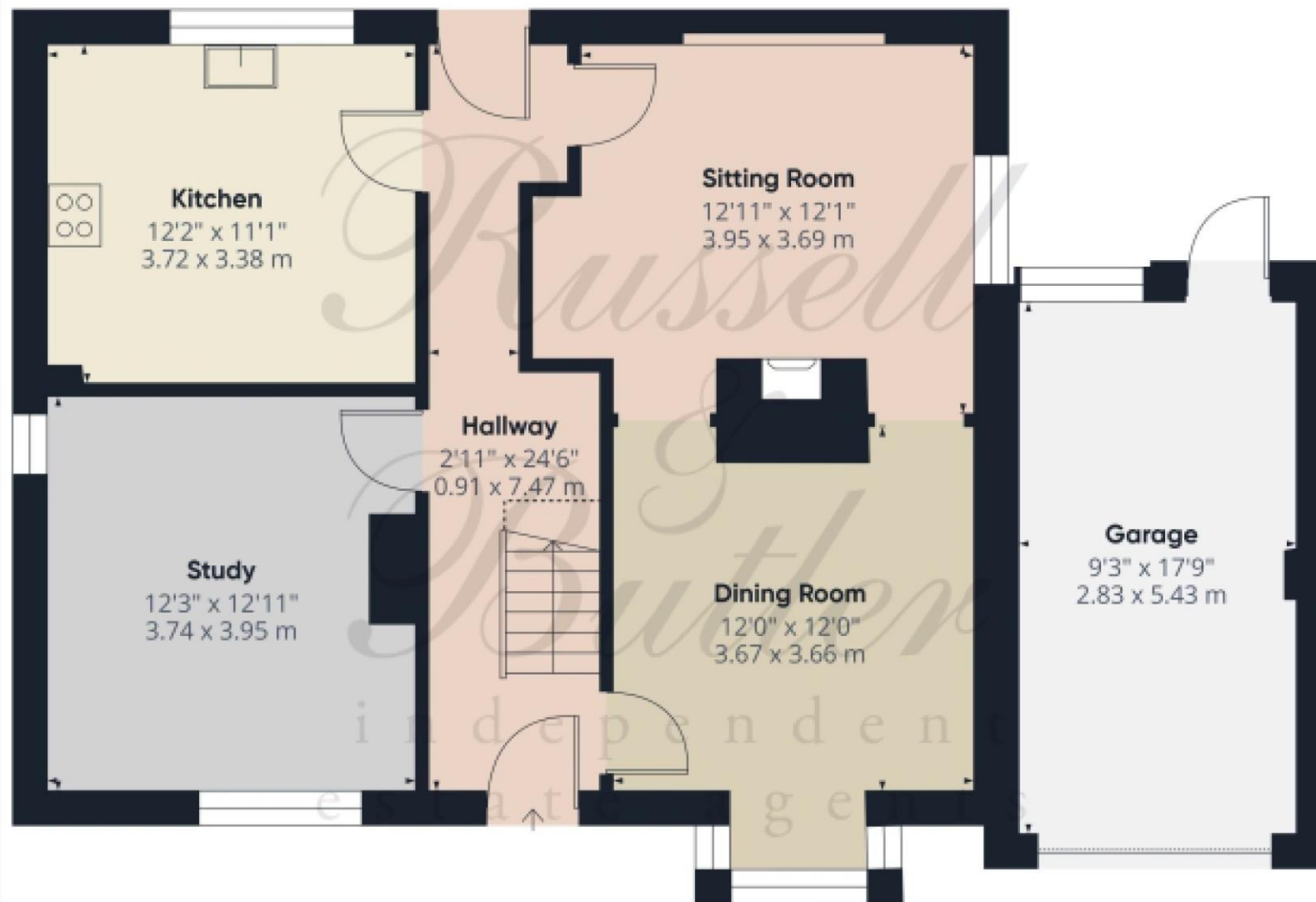
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Approximate total area⁽¹⁾

887 ft²

82.4 m²

Reduced headroom

9 ft²

0.8 m²

(1) Excluding balconies and terraces

Reduced headroom

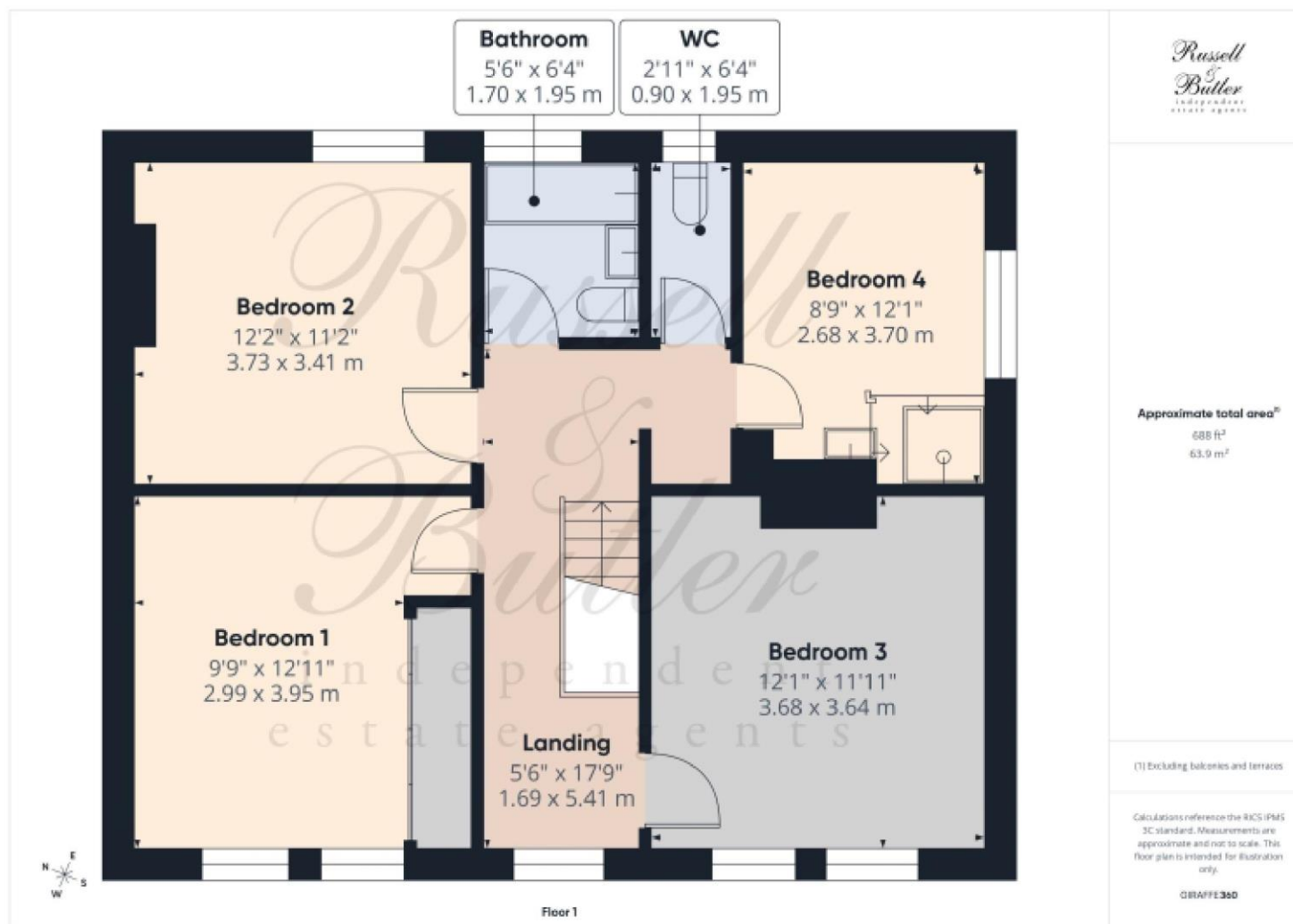
----- Below 5 ft/1.5 m

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

GRAPPE360



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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