

*Russell & Butler*

independent estate agents

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# Otters Brook, Buckingham, MK18 7EB

## Asking Price £439,995 Freehold

An opportunity for a family looking to upsize to a spacious and very well presented four bedroom family home located on the edge of parkland which is within close walking distance to Bourton Meadow Academy, and walking distance to both Buckingham Secondary and the Royal Latin Grammar Schools. The accommodation is in excess of 1300 sq ft and briefly comprises: block paved driveway for several vehicles, entrance porch providing useful cloak and storage space, hallway, ground floor cloakroom, sitting room with French doors to the rear garden, separate family room/office, dual aspect kitchen/dining/family room with integrated appliances and benefitting from French doors out onto the patio, utility room. On the first floor, master bedroom with feature panelled wall and built in wardrobes and a generous size en-suite, three further bedrooms and re-fitted bathroom. The rear garden is south west facing with lawn and large paved patio areas and timber storage shed with light and power. EPC rating C. Council tax band C. Viewing recommended.



## Entrance

Upvc double glazed doors to entrance porch.

## Entrance Porch

Providing useful cloaks storage space, Upvc double glazed door to:

## Hall

Radiator, stairs rising to first floor, wood laminate floor, central heating thermostat.

## Cloakroom

White suite of low level wc, pedestal wash hand basin, ceramic tiling to splash areas, radiator.

## Family Room/Office

*12' 2" X 7' 5" (3.71m X 2.28m)*

Upvc double glazed window to front aspect overlooking lovely green park, radiator, wood laminate floor, inset downlighters.

## Sitting Room

*10' 10" X 19' 1" (3.32m X 5.82m)*

Benefitting from Upvc double glazed French doors to rear garden, Upvc double glazed window to rear aspect, two radiators, under stairs storage cupboard, coving to ceiling.

## Kitchen/Dining/Family Room

*20' 2" X 12' 5" (6.17m X 3.79m)*

A dual aspect kitchen/dining room ideal for entertaining with Upvc double glazed French doors to the patio and rear garden, Upvc double glazed window to the front aspect, the kitchen is fitted to a high specification to comprise a range of Hi-gloss units with inset single drainer sink unit with mono bloc mixer tap, cupboard under, further range of wall, drawer and base units, work tops over, ceramic tiling to splash areas, integrated dishwasher, integrated fridge & freezer, further integrated under counter fridge, space for range cooker, ceramic tiling to splash areas, inset downlighters.

## Utility

*7' 3" X 7' 3" (2.21m X 2.22m)*

Inset sink unit with work tops to either side, space and plumbing for washing machine, space for tumble dryer, range of floor to ceiling storage cupboards, cupboard housing gas fired boiler supplying both domestic hot water and radiator central heating, inset downlighters, Upvc double glazed window to front aspect.

## First Floor Landing

Inset down lighters, access to loft space, airing cupboard.

## Bedroom One

*12' 11" X 12' 5" (3.95m X 3.80m)*

Spacious master bedroom with feature panelling to walls, inset downlighter's, radiator, two built in wardrobes with hanging rail and drawers as fitted, Upvc double glazed window to front aspect overlooking parkland.

## En-Suite

*7' 2" X 11' 11" (2.19m X 3.65m)*

A generous sized en-suite to comprise fully tiled double width shower cubicle, power shower as fitted, glazed screen, wash hand basin housed in vanity unit with storage, shelving and inset mirror, low level w/c, chrome ladder towel rail, Upvc double glazed window to rear aspect, ceramic tiled floor.

## Bedroom Two

*9' 9" X 9' 1" (2.98m X 2.77m)*

Upvc double glazed window to front aspect overlooking parkland, radiator.

## Bedroom Three

*9' 9" X 8' 3" (2.98m X 2.52m)*

Upvc double glazed window to rear aspect, radiator.

## Bedroom Four

*9' 4" X 8' 2" (2.86m X 2.51m)*

Upvc double glazed window to rear aspect, radiator.

## Shower Room

*6' 2" X 6' 3" (1.89m X 1.92m)*

Refitted to comprise fully tiled double width walk in shower with Aqua Lisa shower as fitted, glazed screen, low level wc, pedestal wash hand basin, ceramic tiling to walls, ladder towel radiator, Upvc double glazed window to rear aspect, inset downlighters, Bluetooth mirror with LED backlight.

## Front Aspect

The property overlooks a lovely quiet green park area and is approached via a block paved driveway for several vehicles, gated side access to rear garden, part enclosed by fencing, outside tap.

## Rear Garden

A fully enclosed south east facing garden with large paved patio areas ideal for entertaining and play areas, raised flower and shrub beds and borders, laid to lawn, outside lighting, further patio area to side leading to timber storage shed, gated access to the front.

## Timber Storage Shed.

With light and power connected.

## Please Note

EPC Rating: C. Council Tax Band: C.

Parking: Driveway and on street parking

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

BROADBAND/MOBILE COVERAGE: Standard, Superfast & Ultrafast broadband available. Offering highest speeds of 8000Mbps 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).

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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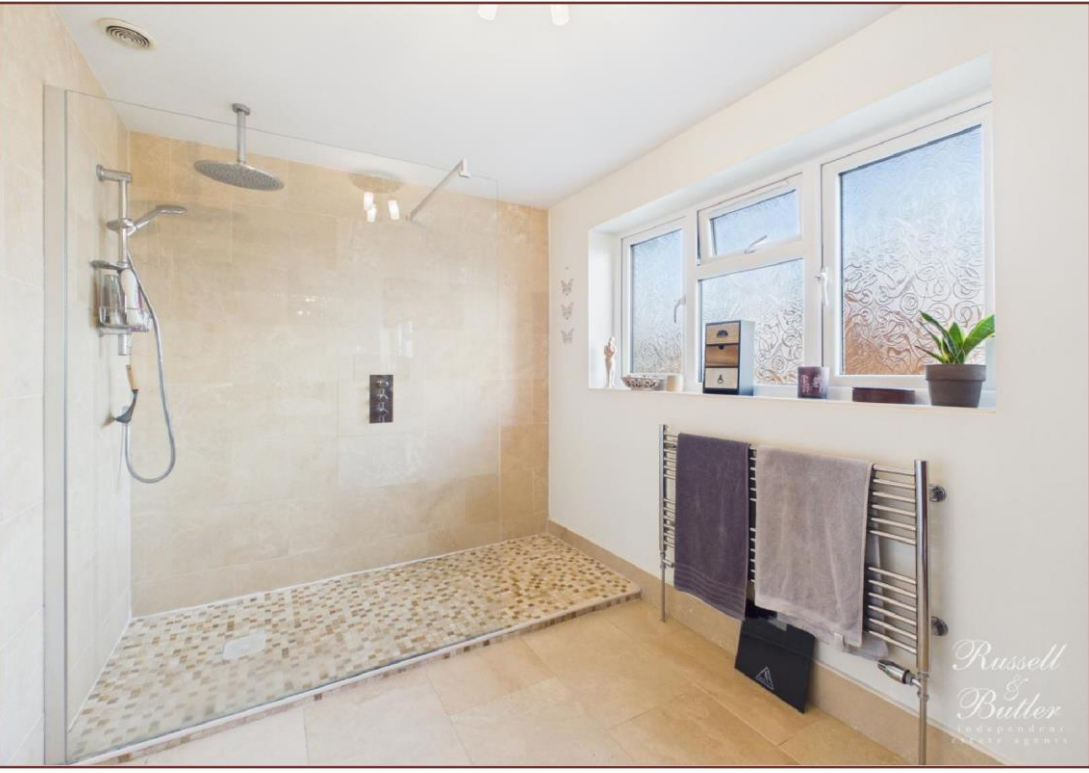
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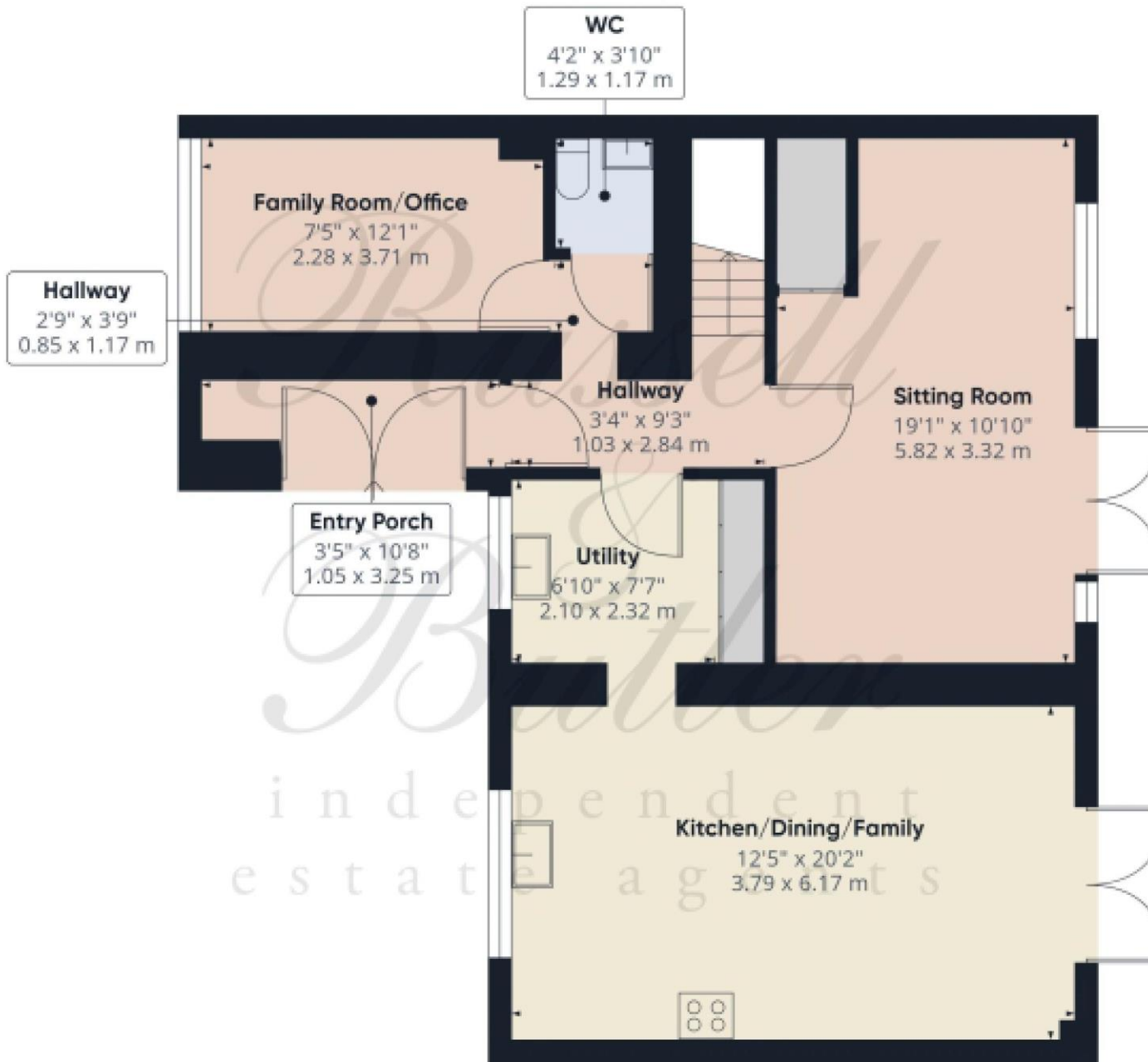


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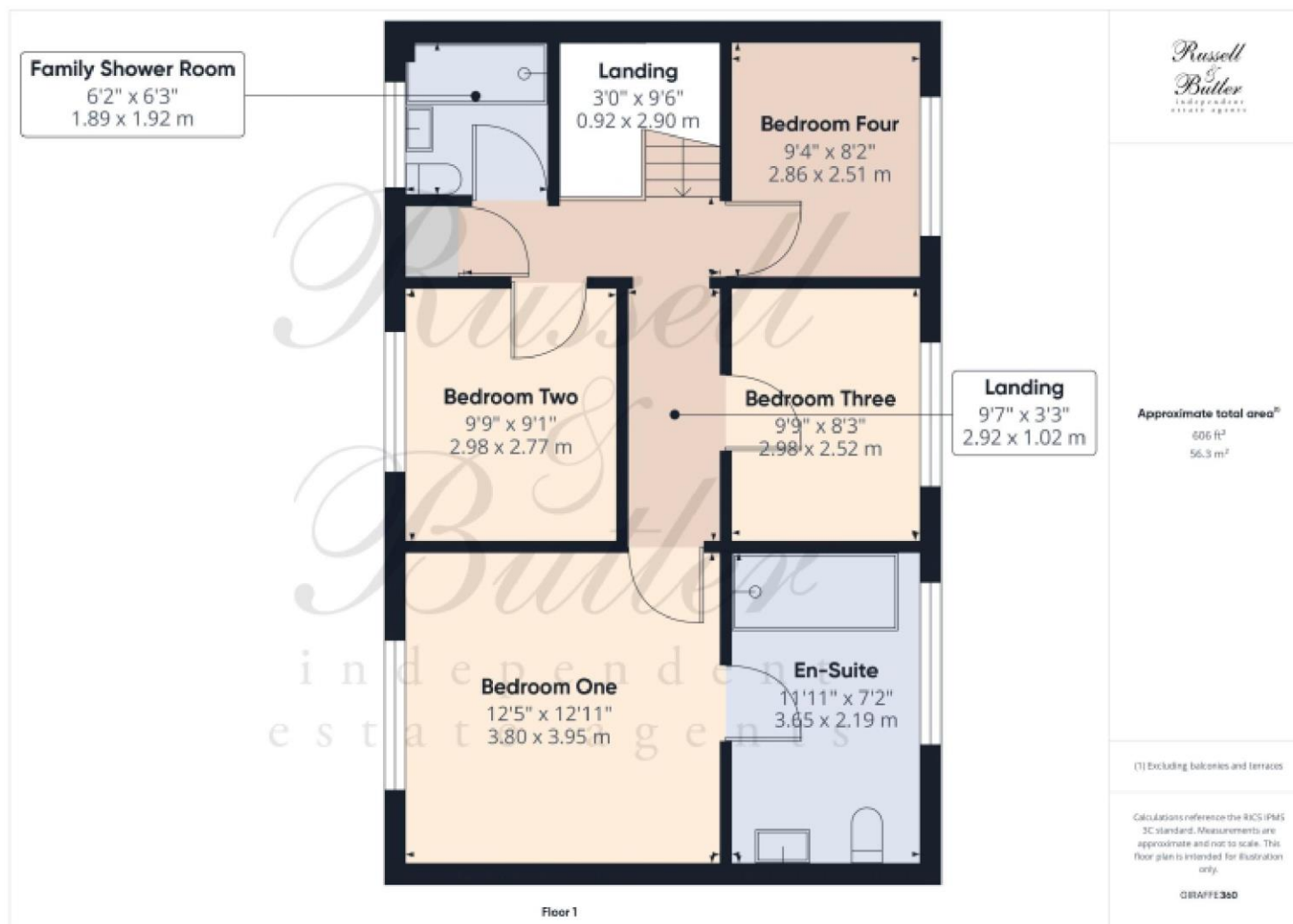
Floor 0

Approximate total area<sup>(1)</sup>  
740 ft<sup>2</sup>  
68.7 m<sup>2</sup>

(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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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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