

*Russell & Butler*

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

t: 01280 815999 e: [sales@russellandbutler.com](mailto:sales@russellandbutler.com)



# Main Street, Tingewick, MK18 4NN

## Asking Price £280,000.00 Freehold

A two double bedroom cottage situated in the highly sought-after village of Tingewick, conveniently located a short distance from Buckingham. The property offers a wealth of character features throughout, including exposed beams, traditional brace and latch internal doors & a recently installed log burner. Arranged over three floors, the cottage comprises a good sized living room and separate modern fitted kitchen, complete with an original bread oven. The first floor offers a second double bedroom and family bathroom, while the top floor is dedicated to the principal bedroom with storage. Externally, the property benefits from one allocated off-street parking space and a generous private detached garden backing onto open fields, enjoying scenic countryside views. The property further benefits from UPVC double glazing and gas central heating. EPC rating E/Council tax band B.



## **Entrance**

Upvc double glazed door to:

## **Sitting Room**

*14' 9" X 11' 10" (4.51m X 3.61m)*

Exposed beams, exposed brick fireplace with log burner, radiator, Upvc double glazed window to front aspect with shutters, stairs rising to first floor, window to side aspect.

## **Kitchen/Breakfast Room**

*10' 1" X 9' 4" (3.09m X 2.86m)*

Fitted to comprise; Butler sink with mono bloc mixer tap and cupboard under, further range of base, drawer and eyelevel units, wooden work tops, ceramic tiling to splash areas, integrated split level electric oven, four zone ceramic hob with extractor hood over, integrated slimline dishwasher, space for fridge freezer, space and plumbing for washing machine, exposed beam, original feature bread oven, tiled floor, Upvc double glazed window to side and rear aspect, Upvc double glazed door to rear aspect.

## **First Floor Landing**

Access to first floor accommodation, radiator.

## **First Floor Bedroom Two**

*10' 11" X 9' 2" (3.33m X 2.80m)*

Exposed beam, Upvc double glazed window to front aspect with shutters, radiator.

## **Family Bathroom**

*6' 7" X 6' 0" (2.01m X 1.85m)*

White suite of panel bath with shower over, wash hand basin with cupboard under, low level wc, heated towel rail, fitted shelving, wall mounted mirrored storage cabinet, ceramic tiling to all splash areas, Upvc double glazed window to rear aspect.

## **Second Floor Bedroom One**

*12' 5" X 11' 10" (3.80m X 3.63m)*

Built in single wardrobe with hanging rail, access to loft space, exposed beam, radiator, Upvc double glazed window to rear aspect with shutters.

## **Rear Garden**

Detached from the property.

Private and spacious rear garden which is laid mainly to lawn with wooden decked, paved patio and stone shingle seating areas, large storage shed. Countryside views overlooking fields and Tingewick.

## **Please Note**

EPC Rating: E.

Council Tax Band: B

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 & Ultrafast 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: Off street parking space.

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.



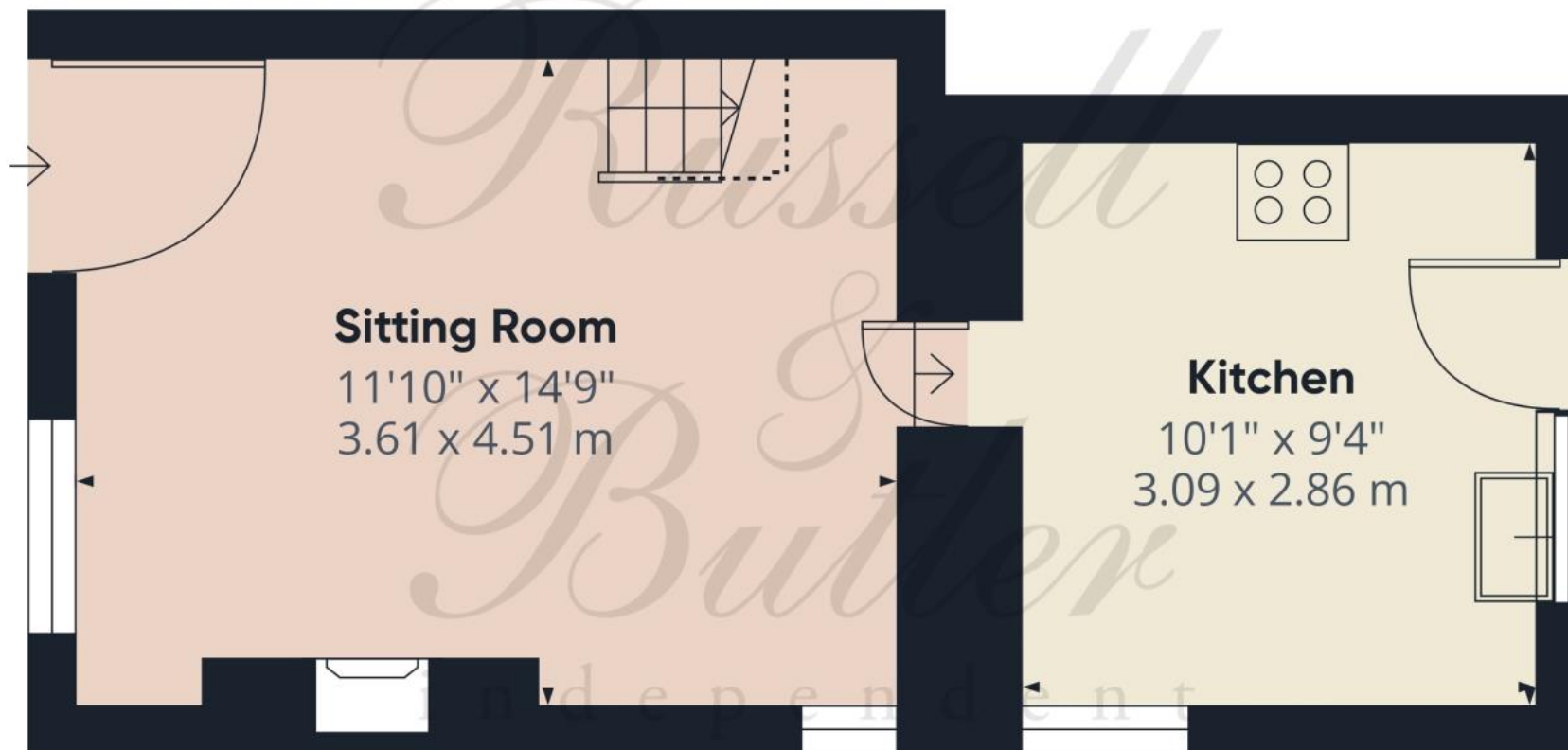


Russell  
&  
Butler  
independent  
estate agents



Russell  
Butler  
Estate Agents

Russell  
Butler  
Estate Agents



**Approximate total area<sup>m</sup>**

274 ft<sup>2</sup>

25.4 m<sup>2</sup>

**Reduced headroom**

5 ft<sup>2</sup>

0.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

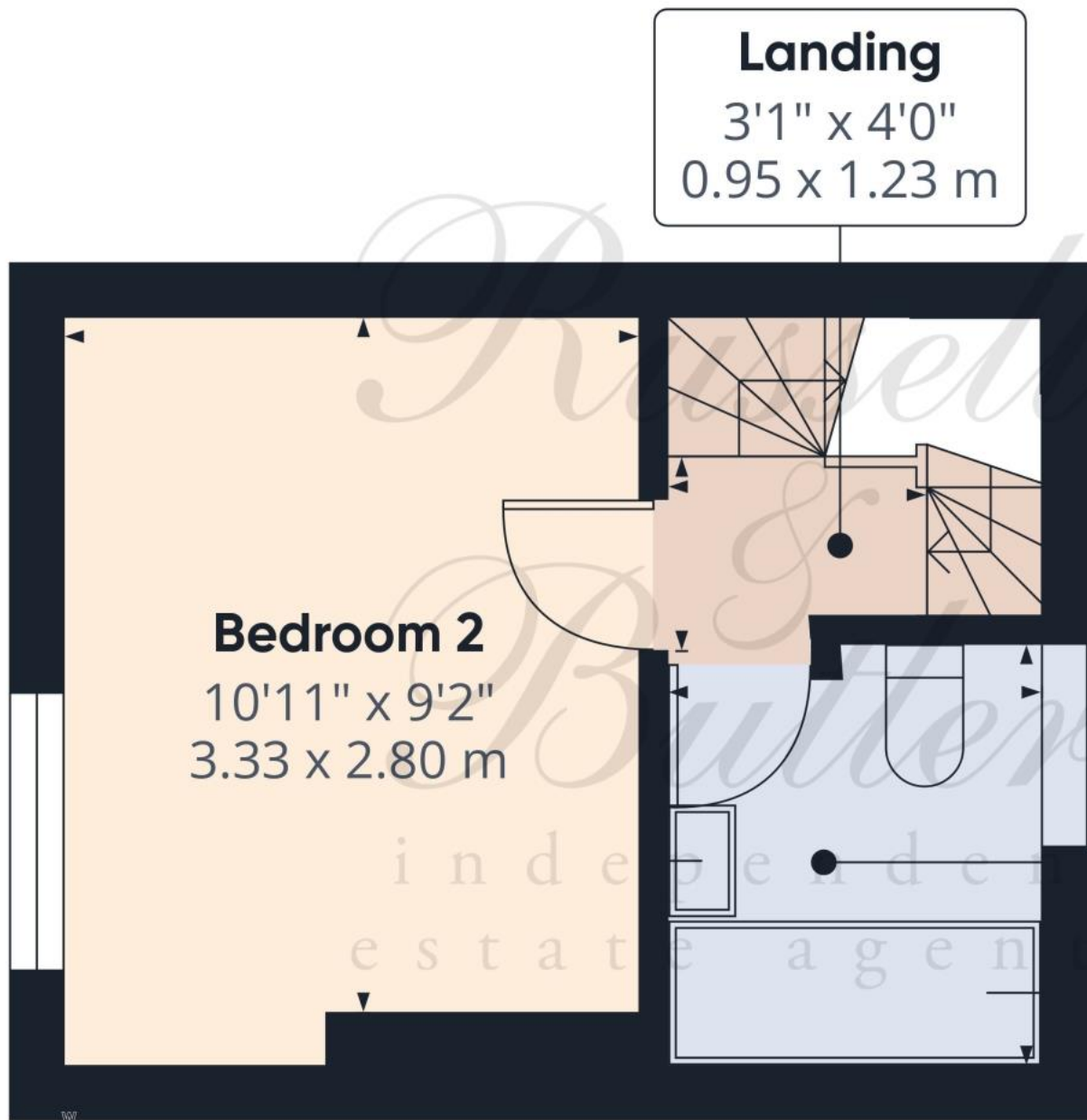
----- Below 5 ft/1.5 m

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

**GIRAFFE360**



Floor 0



**Landing**  
3'1" x 4'0"  
0.95 x 1.23 m

**Bedroom 2**  
10'11" x 9'2"  
3.33 x 2.80 m

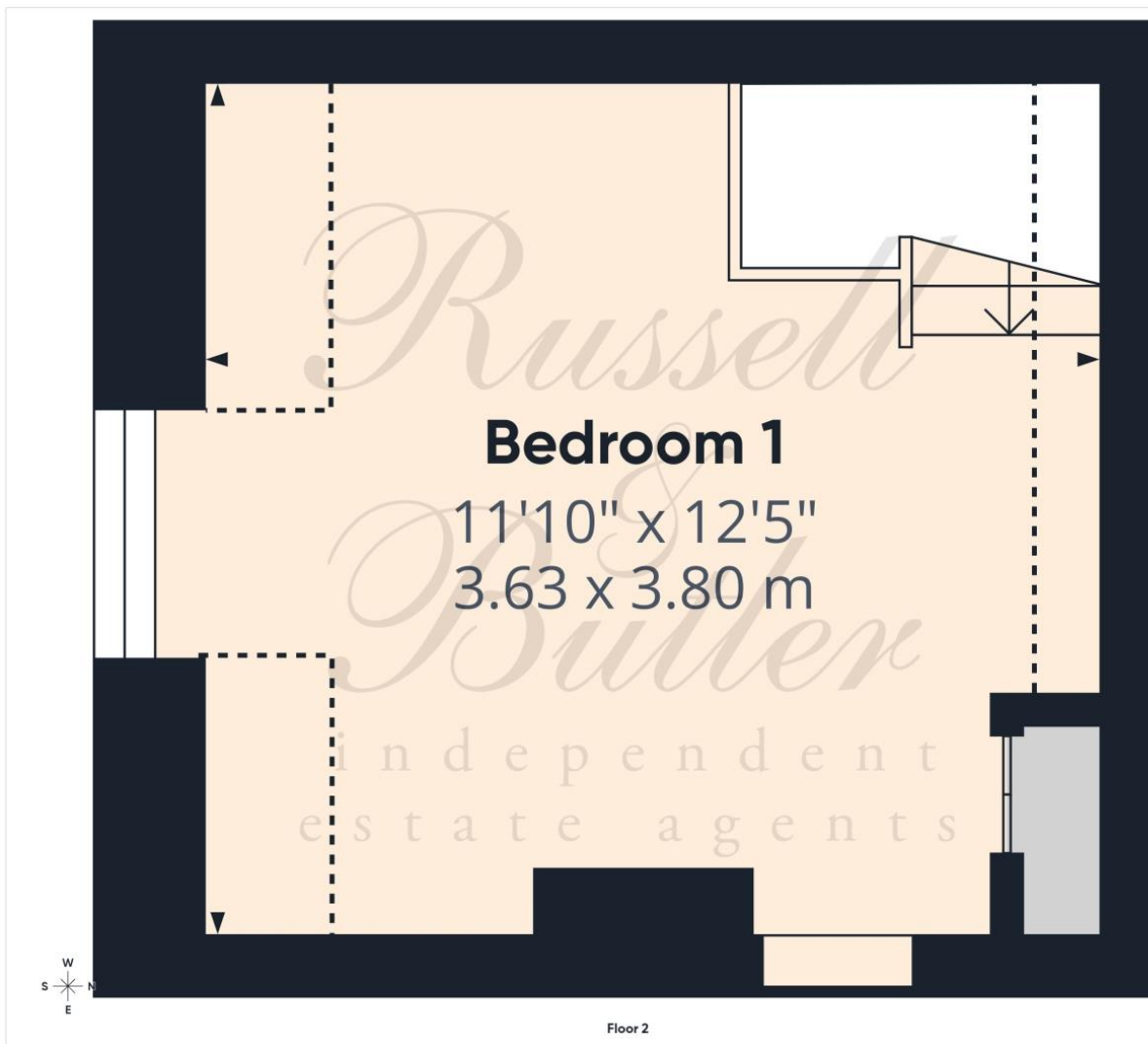
**Bathroom**  
6'7" x 6'0"  
2.01 x 1.85 m

Approximate total area<sup>(1)</sup>  
157 ft<sup>2</sup>  
14.6 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.

Floor 1



Russell  
& Butler  
independent  
estate agents

**Approximate total area<sup>m</sup>**

133 ft<sup>2</sup>  
 12.4 m<sup>2</sup>

**Reduced headroom**

21 ft<sup>2</sup>  
 2 m<sup>2</sup>

(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.

GIRAFFE360

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.

Visit us online: [www.russellandbutler.com](http://www.russellandbutler.com)

