

*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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**Taylor Close, Steeple Claydon, MK18 2GG**  
**Offers Over £750,000.00 Freehold**

Favourably located in a quiet cul de sac in the village of Steeple Claydon, this spacious five double bedroom detached family home, approx.2,440 sq. ft and being the ex show home is finished to an exceptionally high standard. This fabulous family home further benefits from an impressive kitchen/dining family room with a feature lantern roof and French doors leading out onto the west facing and private rear garden. The accommodation is over two floors, in brief: reception hall, cloakroom, dual aspect sitting room also benefiting from French doors leading out onto a patio, dining/family room, separate utility room and open plan, living/kitchen/dining room. The light and airy landing leads to a separate study, master bedroom with views to the rear, walk in wardrobe and ensuite, guest bedroom also with an en-suite shower room, three further double bedrooms and the family bathroom.



**Entrance**  
Part glazed door to entrance hall.

**Reception Hall**  
*14' 0" X 6' 7" (4.28m X 2.03m)*  
A light and spacious hallway providing access to accommodation, waterproof laminate flooring, stairs rising to first floor, radiator, cloaks storage cupboard, mains smoke alarm.

**Cloakroom**  
White suite of low level wc, pedestal wash hand basin with mixer taps, radiator, half height ceramic tiling to all walls, waterproof laminate flooring, Upvc double glazed window to side aspect, extractor fan, inset downlighters.

**Sitting Room**  
*19' 4" X 11' 5" (5.90m X 3.49m)*  
A dual aspect sitting room with Upvc double glazed window to front aspect and Upvc double French doors leading out onto the patio and rear garden, two radiators.

**Dining/Family Room**  
*12' 4" X 10' 4" (3.78m X 3.17m)*  
Upvc double glazed window to front aspect, double panel radiator.

**Kitchen/Dining/Family Room**  
*19' 10" X 17' 6" (6.07m X 5.34m)*  
A fabulous open plan kitchen/dining room with feature ceiling light lantern and French doors opening out onto the west facing rear garden. The kitchen is fitted to hi specification to comprise inset electric oven, grill & microwave, six burner gas hob with extractor hood over, integrated wine cooler, integrated dishwasher, integrated fridge/freezer. Inset one and a quarter stainless steel sink unit with mono bloc mixer tap, a range of wall/drawer and base units, with Quartz work tops over with co-ordinating upstands and splash backs, large under stairs storage cupboard with lighting, open through to a fabulous dining/family area, inset down lighters, ceramic tiled flooring with under floor heating, Upvc double glazed French doors to patio and rear garden, three Upvc double glazed windows to side and rear aspects.

**Utility Room**  
*10' 4" X 5' 1" (3.17m X 1.55m)*  
Cupboard housing 'Logic' gas fired boiler supplying both domestic hot water and radiator central heating, inset stainless steel single drainer sink unit with mono bloc mixer tap, cupboard under, space and plumbing for automatic washing machine, space for tumble dryer, work tops over with storage cupboards under with co-ordinating upstands, radiator, part glazed Upvc double glazed door to side, ceramic tiled flooring, extractor fan.

**First Floor Landing**  
Large light and airy landing with Upvc double glazed windows to rear aspect, access to loft space, two mains smoke alarms.

**Master Bedroom**  
*14' 0" X 11' 7" (4.29m X 3.54m)*  
Two Upvc double glazed windows to rear aspect over looking the garden, two radiators, door to en-suite and walk in wardrobe.

**Dressing Room**  
*8' 5" X 5' 6" (2.57m X 1.69m)*  
Walk in wardrobe with shelving and rails as fitted, Upvc double glazed window to rear aspect, radiator.

**En-Suite**  
*7' 8" X 5' 2" (2.36m X 1.58m)*  
White suite of double width walk in fully tiled shower cubicle with shower as fitted, glazed shower screen, low level wc with concealed cistern, wash hand basin with mixer tap and storage under, tall chrome ladder/ towel rail, inset downlighters, extractor fan, Upvc double glazed window to front aspect, ceramic tiled flooring, ceramic tiling to walls.

**Guest Bedroom**  
*13' 8" X 12' 7" (4.19m X 3.85m)*  
Two Upvc double glazed windows to front and side aspects, radiator, door to:

**En-Suite**  
*10' 8" X 3' 11" (3.27m X 1.20m)*  
Width and a half walk in fully tiled shower cubicle with shower as fitted, glazed screen, wash hand basin with mixer taps, storage under, low level wc with concealed cistern, ceramic tiling to walls, ceramic tiled floor, light and shaver points, extractor fan, inset downlighters, tall chrome ladder towel rail, Upvc double glazed window to rear aspect.

**Bedroom Three**  
*9' 11" X 12' 2" (3.03m X 3.71m)*  
Upvc double glazed window to front aspect, radiator.

**Bedroom Four**  
*9' 11" X 10' 5" (3.03m X 3.19m)*  
Upvc double glazed window to front aspect, radiator.

**Bedroom Five**  
*10' 10" X 10' 3" (3.31m X 3.13m)*  
Upvc double glazed window to rear aspect, radiator.

**Family Bathroom**  
*9' 4" X 7' 2" (2.85m X 2.19m)*  
White suite of panel bath with separate shower over, glazed screen, wash hand basin with mixer tap and storage drawers under, low level wc with concealed cistern, full height ceramic tiling to walls, tall ladder chrome towel rail, inset downlighters, extractor fan, Upvc double glazed window to side aspect, light and shaver point, airing cupboard housing hot water tank.

**First Floor Study**  
*5' 10" X 9' 1" (1.78m X 2.77m)*  
Upvc double glazed window to rear aspect, radiator.

**Outside**

**Front Garden**  
An open plan front garden with double width driveway leading to double width garage and the property entrance, laid to lawn with planting, gated rear access.

**Double Width Garage**  
Double width garage with twin up and over doors, light and power connected, personal door to rear garden.

**Rear Garden**  
Generous sized west facing private rear garden, ideal for family living being laid mainly to lawn with large paved patio, established shrub planting, further paved patio with timber pergola, outside tap, outside light, fully enclosed by timber fencing.

**Garage**  
Double width garage with twin, up and over door, light and power connected, personal door to rear garden.

**Please Note**  
EPC Rating: B.  
Council Tax Band: G.

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 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).

Parking: Driveway parking.

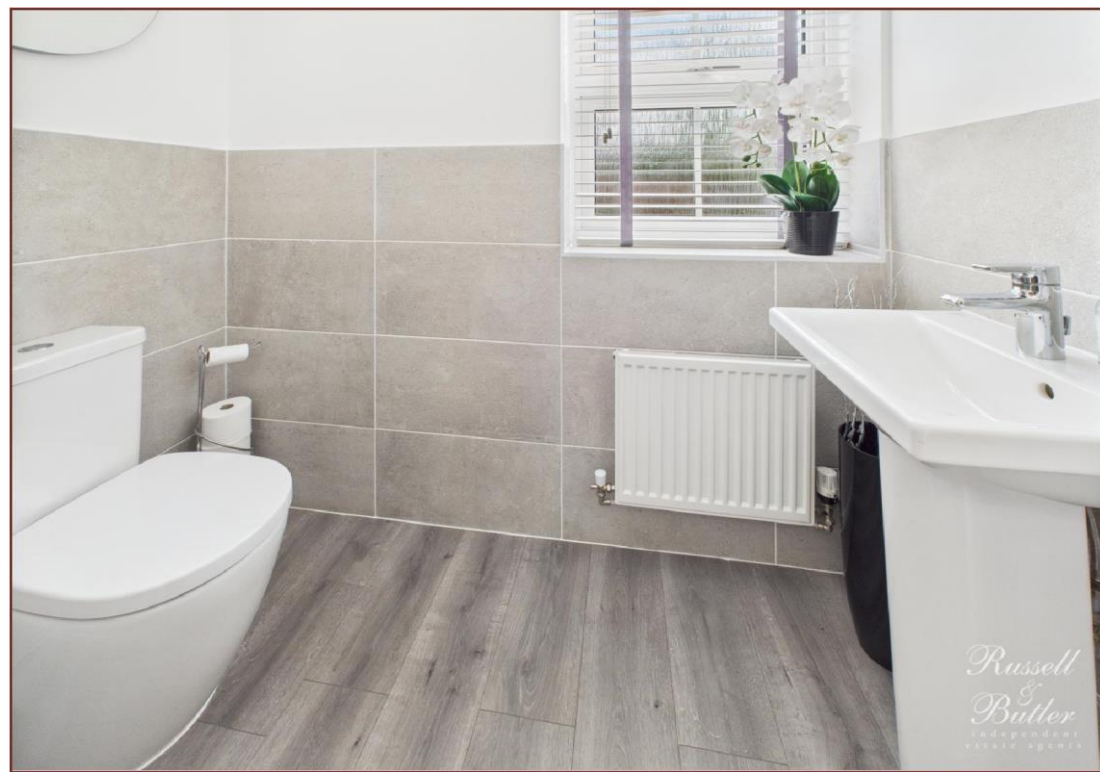
Measurements on floor plan are approximate due to amongst other things wall thickness etc. These are therefore not to be relied on.





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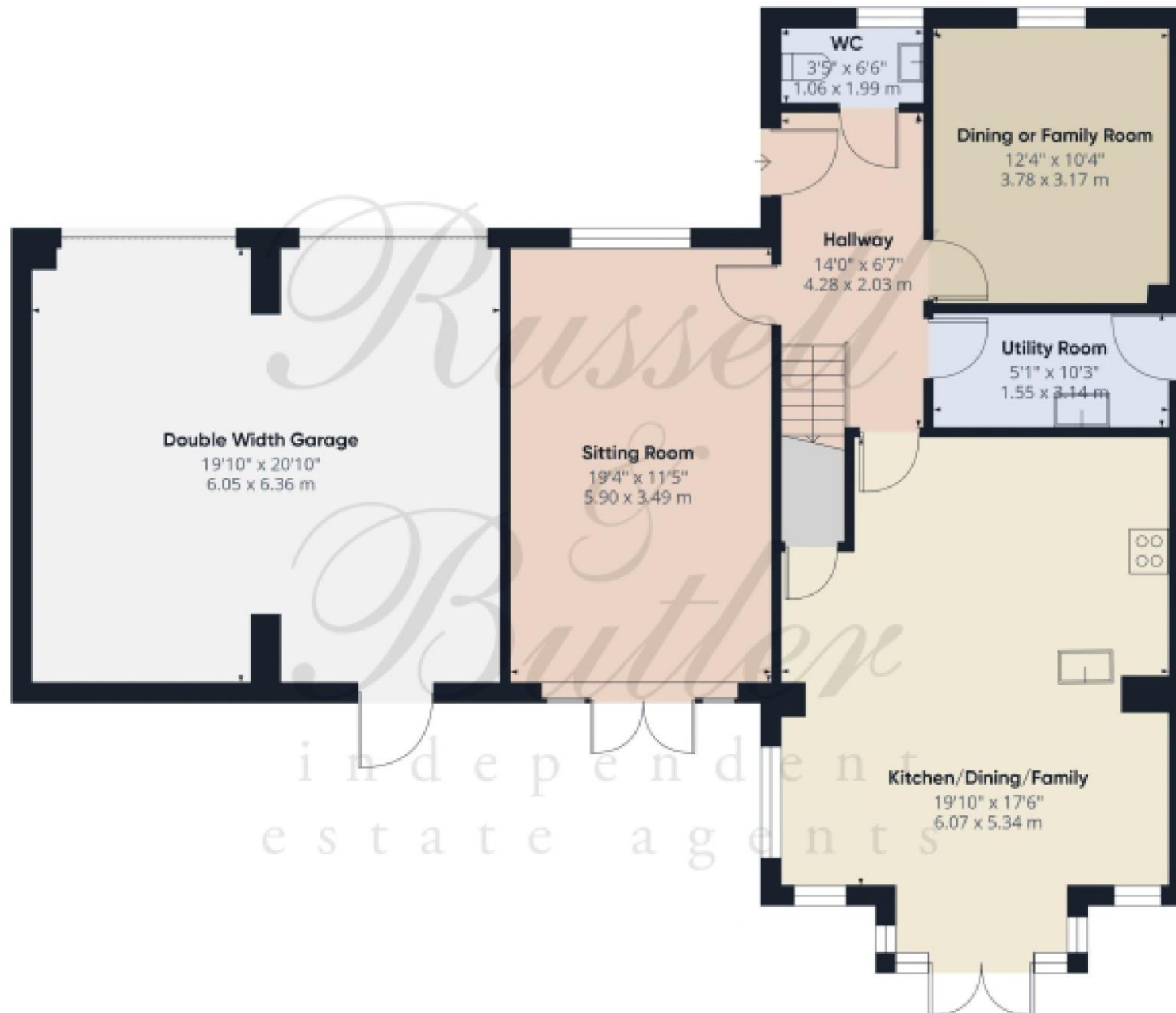






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Floor 0

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**Approximate total area\***

1330 ft<sup>2</sup>

123.5 m<sup>2</sup>

(\*) 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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