

Russell & Butler

independent estate agents

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Nelson Street, Buckingham, MK18 1DA

Asking Price £530,000.00 Freehold

A Grade II listed character property located within close proximity of Buckingham Town center and the Royal Latin Grammar School. This fabulous and spacious home has a wealth of character features such as sash windows, a wood burning stove, exposed timbers and a feature spiral staircase leading to the second floor. The hallway leads to the sitting room with bay window to the front aspect and steps up to the open plan family room with skylight and doors leading out onto the private and enclosed courtyard garden, there is a separate dining room, kitchen/breakfast with range style cooker, boiler/boot room and ground floor W/C. On the first floor the large master bedroom has bespoke built in wardrobes and a re-fitted en-suite shower room, two further double bedrooms one with built in wardrobe and original fireplace, beautiful re-fitted family bathroom, with walk in eaves storage space. The spiral staircase provides access to the second floor with two spacious double bedrooms one with a light window seat with dressing room/office or bedroom six. Outside there is a good size walled and private courtyard style garden with a separate garden utility/laundry room. An internal viewing is recommend to truly appreciate this wonderful property. Council tax band E. EPC rating Exempt.



Entrance

Entrance door to:

Entrance Hall

'L' shaped reception hall providing access to accommodation, radiator, under stair storage cupboard, two interior windows, Oak flooring, stairs rising to first floor, part glazed double doors to dining room.

Dining Room

15' 7" X 12' 10" (4.76m X 3.92m)

Bay window to front aspect, radiator, Oak flooring.

Sitting Room

13' 6" X 12' 2" (4.12m X 3.73m)

Beautiful sitting room with feature fireplace with brick surround and wood burning stove, bay window to front aspect, radiator, Oak flooring, two picture lights, steps leading up to:

Family Room

16' 9" X 15' 7" (5.12m X 4.75m)

A fabulous light and airy room with skylight, sliding doors leading to enclosed garden, Oak flooring, two wall light points, radiator.

Boot/Boiler Room

Providing ample cloaks hanging space, cupboard housing gas fired boiler (Replaced 2025) serving both domestic hot water and radiator central heating, door to:

Cloakroom

Suite of low level W/C, wall mounted wash hand basin, radiator, inset down lighters.

Kitchen/Breakfast

15' 7" X 12' 1" (4.75m X 3.70m)

Fitted to comprise of inset one and a quarter sink unit with mono bloc mixer taps, cupboard under, a further range of wall, base and drawer units with work tops over, inset down lighters, sky light, exposed beams, space and plumbing for dish washer, range cooker, tongue and groove panelling to walls, Upvc double glazed window to rear aspect, door to rear garden.

First Floor Landing

Feature spiral staircase leading to second floor, large walk in eaves storage space with lighting.

Master Bedroom

14' 11" X 12' 11" (4.57m X 3.95m)

A large master bedroom with a range of built in wardrobes with hanging rails and shelving as fitted, sash window to front aspect, radiator, two wall light points, exposed timbers, door to:

En-Suite

7' 11" X 10' 1" (2.42m X 3.09m)

Re-fitted to a high specification to include a fully tiled walk in double width shower cubicle, glazed screen, low level W/C, contemporary style wash hand basin, sky light, ladder/towel rail, ceramic tiling to walls and flooring, inset down lighters.

Bedroom Two

13' 5" X 12' 8" (4.10m X 3.87m)

With original ornamental fireplace, built in storage cupboard, radiator, sash window to front aspect.

Bedroom Three/Office

9' 11" X 8' 2" (3.03m X 2.51m)

Sash window to front aspect, radiator, wall light point.

Family Bathroom

Re-fitted to a high specification a fabulous family bathroom to comprise white suite of free standing bathtub with chrome floor taps with hand held shower attachment, low level W/C, contemporary wash hand basin with inset wall taps, two drawers and storage under, chrome ladder towel radiator, ceramic tiled flooring, feature half height panelling and ceramic tiling to walls, exposed timbers, window to rear aspect.

2nd Floor Bedroom Four

15' 8" X 12' 7" (4.80m X 3.85m)

Maximum measurements.

Windows to both front and rear aspect's, radiator, wall light point, exposed beams.

2nd Floor Bedroom Five

11' 5" X 10' 10" (3.49m X 3.32m)

Window to front aspect, sky light window with platform seating area, wall light point, exposed timbers, radiator.

Dressing Room/Office/Bedroom Six

13' 1" X 11' 2" (4.00m X 3.42m)

Window to rear aspect, radiator, access to loft space.

Rear Garden

A fully enclosed private and charming walled garden with well stocked sleeper flower beds, large paved patio ideal for entertaining, gated access to covered passageway, door to separate utility/laundry room.

Utility/Laundry Room

Space and plumbing for washing machine, space for tumble dryer, range of storage cupboards with work tops over

Front Aspect

Gated access to covered passageway providing access to rear garden .

Please Note

All main services are connected.

Council tax band E

EPC rating Exempt.

Grade II listed.

Hive system for controlling heating and hot water.

Boiler replaced 2025

Good headroom throughout.

This property has historically had water ingress due to flooding in 2020. There has been periods of substantial rainfall since, notably in 2024, however water has not entered the property since 2020.

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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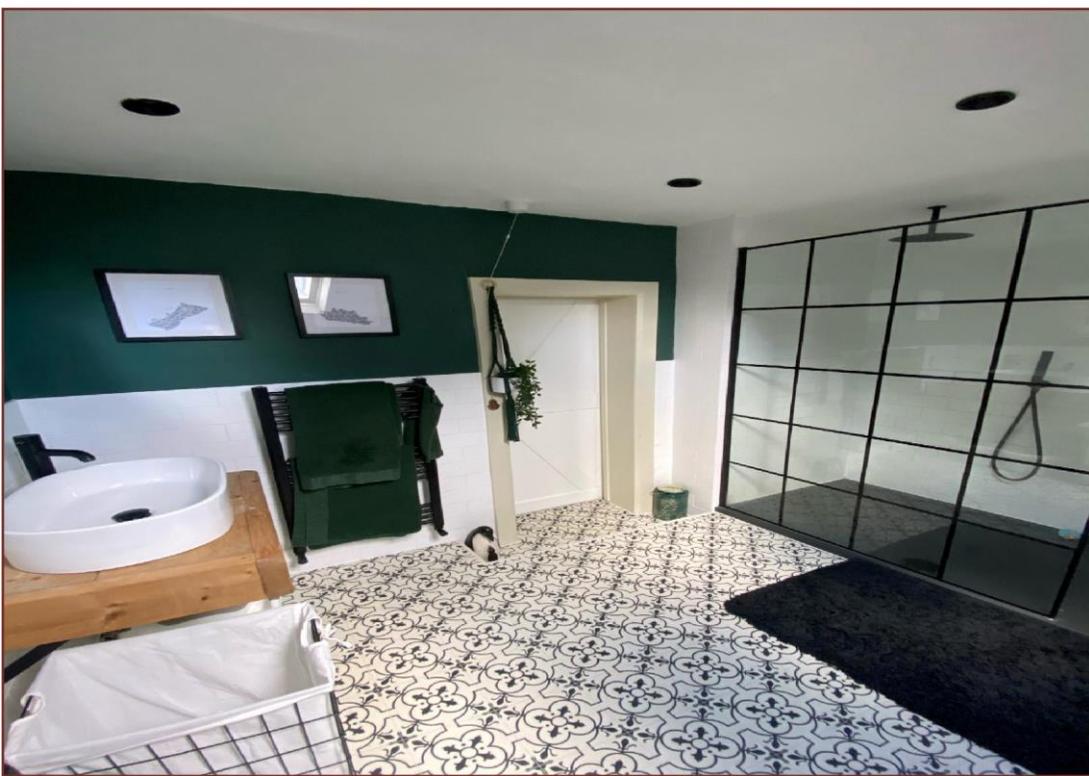
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