

*Russell & Butler*

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OPEN 7 DAYS A WEEK

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# Church End House, Church End, Leckhampstead, Buckingham, MK18 5NU.

## Asking Price £750,000 Freehold

Situated in a sought after village location with no onward chain, we are pleased to offer this fabulous four bedroom stone barn conversion set on a good sized plot with large gardens to front and rear. The sitting room has a lovely vaulted ceiling and an inglenook fireplace with log burner. The dining room is of a good size, whilst the family room is also large and has an open fireplace. There is potential to further extend or convert the garage to create an annexe (subject to necessary consents). There are three bath/shower rooms, all of the bedrooms are double, the larger than average garage has an electric roller door and extended driveway offering parking for multiple vehicles. FOR ANYONE WITH A PONY THERE IS POTENTIAL TO BUY A SMALL Paddock TO THE REAR VIA SEPARATE NEGOTIATION WITH A THIRD PARTY.

Energy rating D. Council tax band F.



### **Entrance**

Composite entrance door with double glazed side panel to :

### **Entrance Hall**

Oak staircase with glazed insets leading to first floor. Ceramic tiled floor, radiator, under stairs storage cupboard.

### **Cloakroom**

White suite of wash hand basin, low flush w/c, ceramic tiles to splash areas, ladder towel radiator, Upvc double glazed window to front aspect, light sensor.

### **Sitting Room**

6.97m Max into recess x 4.48m Max  
Stone inglenook fireplace with wood burner. Two radiators, vaulted ceiling with exposed beams, wood flooring, Four Upvc double glazed windows to two side aspects. Upvc double glazed French door to side garden.

### **Dining Room**

6.27m Max x 2.89m Max  
Double radiator, engineered wood flooring, five wall lights, three Upvc double glazed windows to rear aspect.

### **Family room**

5.23m Max x 4.82m Max  
Double radiator, open fireplace, Two Upvc double glazed windows to rear aspect, UPVC double glazed French patio doors to side garden.

### **Kitchen**

4.10m Max x 2.81m Max plus recess  
Inset single drainer stainless steel unit, mono bloc mixer tap , cupboard under, further range of base and eye level units, granite work surfaces and splash backs. Four ring ceramic hob with extractor canopy over. Cupboard housing oil fired boiler supplying central heating and domestic hot water, linen shelf as fitted, tall radiator, Upvc double glazed window to rear access, Upvc double glazed door to garden, split level electric double oven and grill, steps to family room.

### **First Floor Landing**

Access to loft space, oak and glazed balustrade, Upvc double glazed window to front aspect, radiator, airing cupboard housing pressurised hot water tank and immersion heater, linen shelf as fitted.

### **Bedroom One**

4.16m Max x 3.94m Max  
Double radiator, three fitted wardrobes, single unit double glazed window to rear aspect.

### **En-Suite**

White suite of fully tiled shower cubicle, pedestal wash hand basin , low flush w/c, ceramic tiles to splash areas, ceramic tiled floor, ladder towel radiator, Upvc double glazed window to front aspect.

### **Bedroom Two**

4.85m Max x 2.97m Max plus door recess.  
Radiator, three single unit double glazed windows to front side and rear aspect, built in wardrobe, access to loft space.

### **Bedroom Three**

3.28m Max x 2.77m Max  
Radiator, single unit double glazed window to rear aspect.

### **Bedroom Four**

3.01m Max x 2.75m Max plus door recess.  
Double radiator, single unit double glazed window to rear aspect, built in wardrobes.

### **Shower Room**

Walk in shower with wash hand basin , mixer tap on shelf, ceramic tiled floor, shaver point, inset downlighters, extractor fan.

### **Family Bathroom**

2.83m Max x 2.14m Max  
White suite of panelled bath mixer tap and shower attachment, pedestal wash hand basin, bidet, low flush w/c, ceramic tiles to splash areas, radiator, single unit double glazed window to rear aspect.

### **Outside**

The property is approached by a shared gravel driveway.

### **Front Garden**

Large front garden stocked well with flowers and mature shrubs and trees with connecting shingle pathways. Extended parking for multiple vehicles plus garage space. Gated access to rear, paved patio area to entrance with flower and shrub borders.

### **Side Garden**

Side garden laid to lawn leading to rear garden, enclosed by hedgerow and picket fencing on two sides with the stone walls off the property providing seclusion.

### **Rear Garden**

Large rear garden laid mainly to lawn with well stocked flower and shrub beds and borders, good sized patio, outside tap, outside lighting.

### **Timber studio**

3.68m x 2.74m  
Power and light. Bi Folding doors, under floor heating. Fully enclosed by hedge and fencing.

### **Garage**

4.93m Max to rear of oil tank , 4.19m Max to front of oil tank x 4.69m Max  
Electric roller door, power and light, oil storage tank.

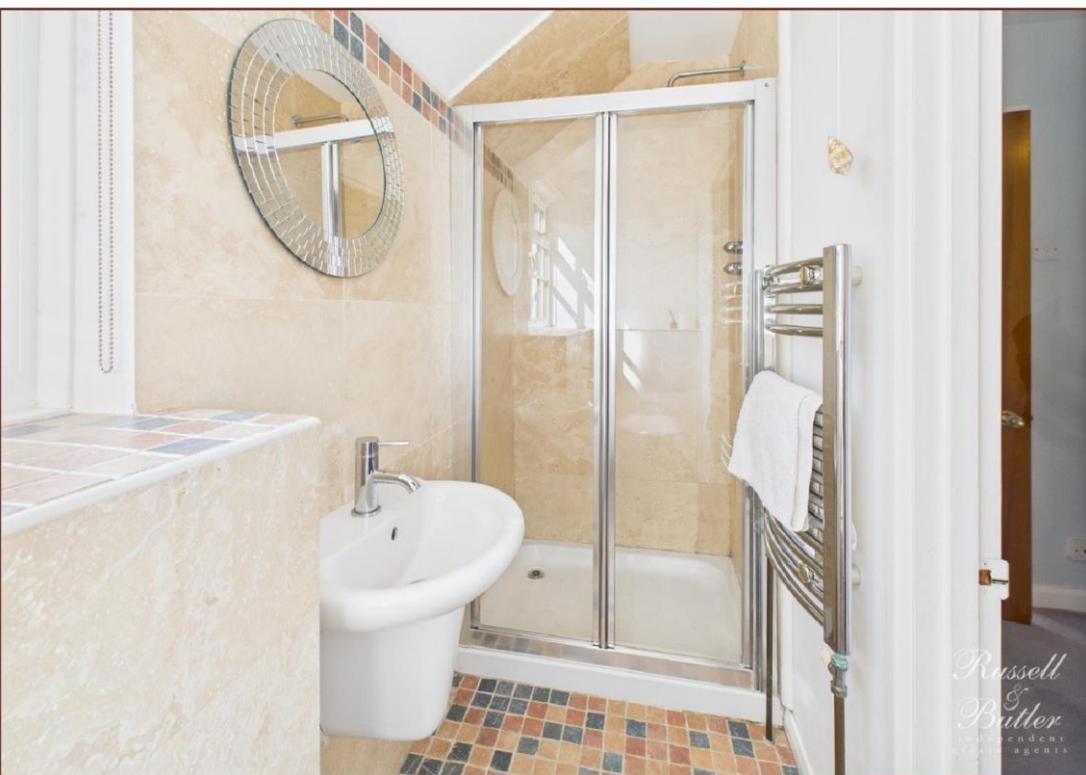
### **Please Note**

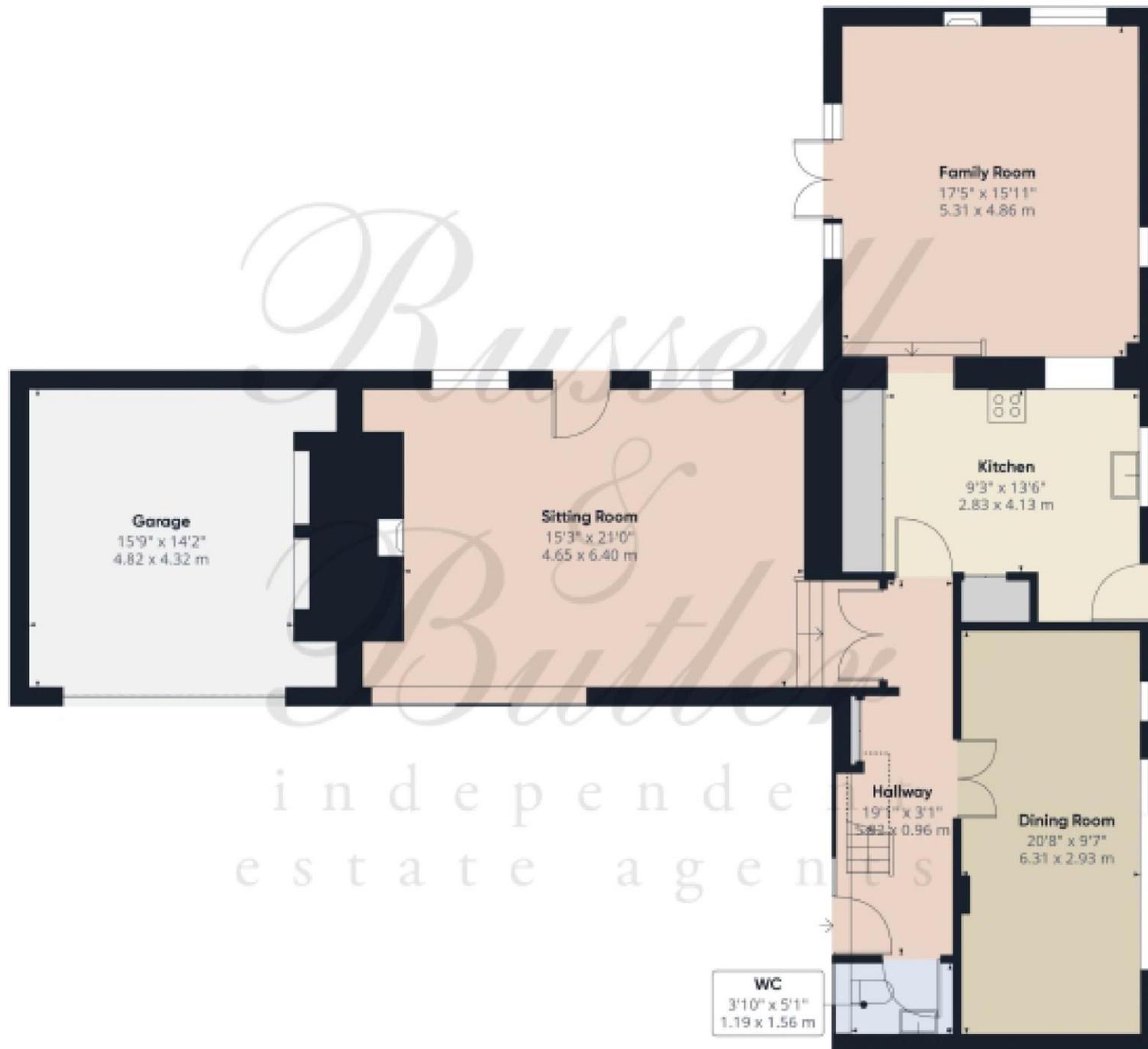
Services connected: Water & electric, oil central heating.  
Council Tax Band F  
EPC : D  
Electric car charging point.  
Construction type: Standard.  
Sewerage: Mains.  
BROADBAND/MOBILE COVERAGE: Standard broadband available. Offering highest speeds of 57Mbps download and 18Mbps upload speeds. The 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.  
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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Approximate total area<sup>(1)</sup>

1388.55 ft<sup>2</sup>

129 m<sup>2</sup>

Reduced headroom

13.4 ft<sup>2</sup>

1.24 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GRAFFE350



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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