

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

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

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Bostock Court, West Street, Buckingham, MK18 1HH

Asking Price £775,000 Freehold

Occupying a superb riverside position within easy walking distance of the town centre, this outstanding five-bedroom detached residence offers an exceptional opportunity to acquire a substantial family home in one of the area's most desirable locations. Well presented throughout, the property boasts three reception rooms and generous bedroom accommodation including an impressive principal suite with dressing room and en-suite shower room. The centre piece of this wonderful home is the good sized mature rear garden which enjoys a tranquil setting backing directly onto the River Great Ouse offering an idyllic space to relax and entertain. Further benefits include a double garage and driveway. Combining generous accommodation, an enviable riverside setting and a prime town location, this is a truly impressive family home that is certain to appeal to discerning purchasers seeking both space and lifestyle. The accommodation comprises: Entrance hall, cloakroom, sitting room, dining room, study, kitchen/breakfast room, utility room, galleried landing, master bedroom with dressing room and en-suite shower room, guest bedroom with en-suite shower room, three further bedrooms and a family bathroom. Council Tax Band G. Energy rating C.



Canopy Porch
High Ceilings, solid hard wood door to:

Entrance Hall
Wood flooring, built in cloak cupboard, staircase to first floor, under stairs storage cupboard, coved cornice.

Cloakroom
Refitted white suite of wash hand basin, low level w/c, ceramic tiling to sensitivie areas, wood flooring, double radiator, sealed unit double glazed window to front aspect.

Sitting Room
19' 7" X 13' 3" (5.98m X 4.05m)
Open fireplace, two double radiators, wood flooring, two sealed unit double glazed windows, sealed unit double glazed 'French' doors to the garden, coved cornice

Dining Room
12' 8" X 12' 7" (3.88m Max into recess x 3.86m)
Double radiator, sealed unit double glazed 'French' door to the garden, attractive recess with concealed lighting, coved cornice.

Study
7' 6" X 7' 2" (2.31m X 2.20m)
Radiator, 'Amtico' flooring, sealed unit double glazed window to rear aspect.

Kitchen/Breakfast Room
13' 2" X 10' 7" (4.02m X 3.24m)
Fitted to comprise inset single drain sink unit with mono bloc mixer tap, cupboard under, further range of base and eye level units, rolled edge work surfaces, good sized breakfast bar, four ring gas hob extractor hood over, split level electric double oven and grill, internal fridge and internal dishwasher, radiator, inset down lighters, two sealed unit double glazed windows to front aspect, 'Amtico' flooring, coved cornice.

Utility Room
9' 3" X 6' 1" (2.83m X 1.86m)
Fitted to comprise, inset single drainer sink unit with mono bloc mixer tap, cupboard under, further range of eye level units, rolled edge work surfaces, ceramic tiling to water sensitive areas, internal freezer, plumbing for automatic washing machine, 'Potterton' gas fired boiler serving both domestic hot water and radiator central heating, double radiator, "Amico" flooring, sealed unit double glazed window and door to side, coved cornice.

First Floor Landing
Gallery landing with two light tubes, access to loft space with ladder, radiator, sealed unit double glazed window to side aspect, walk in airing cupboard with hot water tank, hanging rail, linen shelves as fitted and light.

Master Bedroom
11' 9" X 11' 6" (3.60m X 3.51m)
Two radiators, sealed unit double glazed box bay windows to front and rear aspects.

Dressing Room
14' 3" X 6' 2" (4.35m X 1.90m)
A range of built in wardrobes, radiators, sealed unit double glazed 'Velux' window.

En-Suite
6' 2" X 5' 7" (1.89m X 1.72m)
White suite of full tiled walk in shower cubicle, pedestal wash hand basin, low level w/c, ceramic tiling to water sensitive areas, low level 'LED' lighting, ceramic tiled flooring, sealed unit double glazed 'Velux' window, shaving point, radiator, extractor fan.

Bedroom Two
11' 7" X 10' 6" (3.55m X 3.22m)
Radiator, sealed unit double glazed windows to front and side aspects, built in wardrobe, coving to ceiling.

En-Suite
7' 0" X 5' 9" (2.14m X 1.77m)
White suite of walk in fully tiled shower cubicle, pedestal wash hand basin, low level w/c, ceramic tiling to water sensitive areas, ceramic tiling to floor, low level 'LED' lighting, radiator, sealed unit double glazed window to front aspect, extractor fan.

Bedroom Three
11' 5" X 10' 6" (3.49m X 3.22m)
Radiator, built in wardrobes, sealed unit double glazed window to side aspect, coving to ceiling.

Bedroom Four
10' 7" X 9' 9" (3.24m + WARDROBE x 2.99m)
Radiator, built in wardrobe, sealed unit double glazed window to side and rear aspect, coving to ceiling.

Bedroom Five
9' 5" X 8' 6" (2.89m X 2.60m)
Radiator, built in wardrobe, sealed unit double glazed window to rear aspect, coving to ceiling.

Bathroom
7' 9" X 5' 8" (2.38m X 1.73m)
White suite of panel bath with shower over, pedestal wash hand basin, low flush w/c, ceramic tiling to water sensitive areas, ceramic tiled floor, radiator, sealed unit double glazed 'Velux' window

Front Aspect
Double width tarmac drive to integral double width garage with two up and over doors, power and lights connected, personal door to rear garden, flower and shrub borders, gated side access to right side of garage, side access to left of property with flower and shrub beds, raised paved patio which extends to the side in a large L shape and leads back to the front access with further side garden.

Rear Garden
Good sized rear garden, laid mainly to lawn with flower and shrub beds, various mature trees and shrubs, private wooded area to bottom of garden, timber gantry leads to decking with river frontage and platform for access to small boats.

Garage
18' 3" X 17' 0" (5.56m X 5.19m)
Integral double width garage with two up and over doors, power and light connected, personal door to rear.

Please Note
Council tax band G
EPC Rating C

Construction type: Timber Framed & Brick.
Electricity supply: Mains.
Water supply: Mains.
Sewerage: Mains.
Heating: Gas

BROADBAND/MOBILE COVERAGE: Standard, Superfast and Ultra fast broadband available. Offering highest speeds of 1000Mbps download and 1800Mbps 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

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
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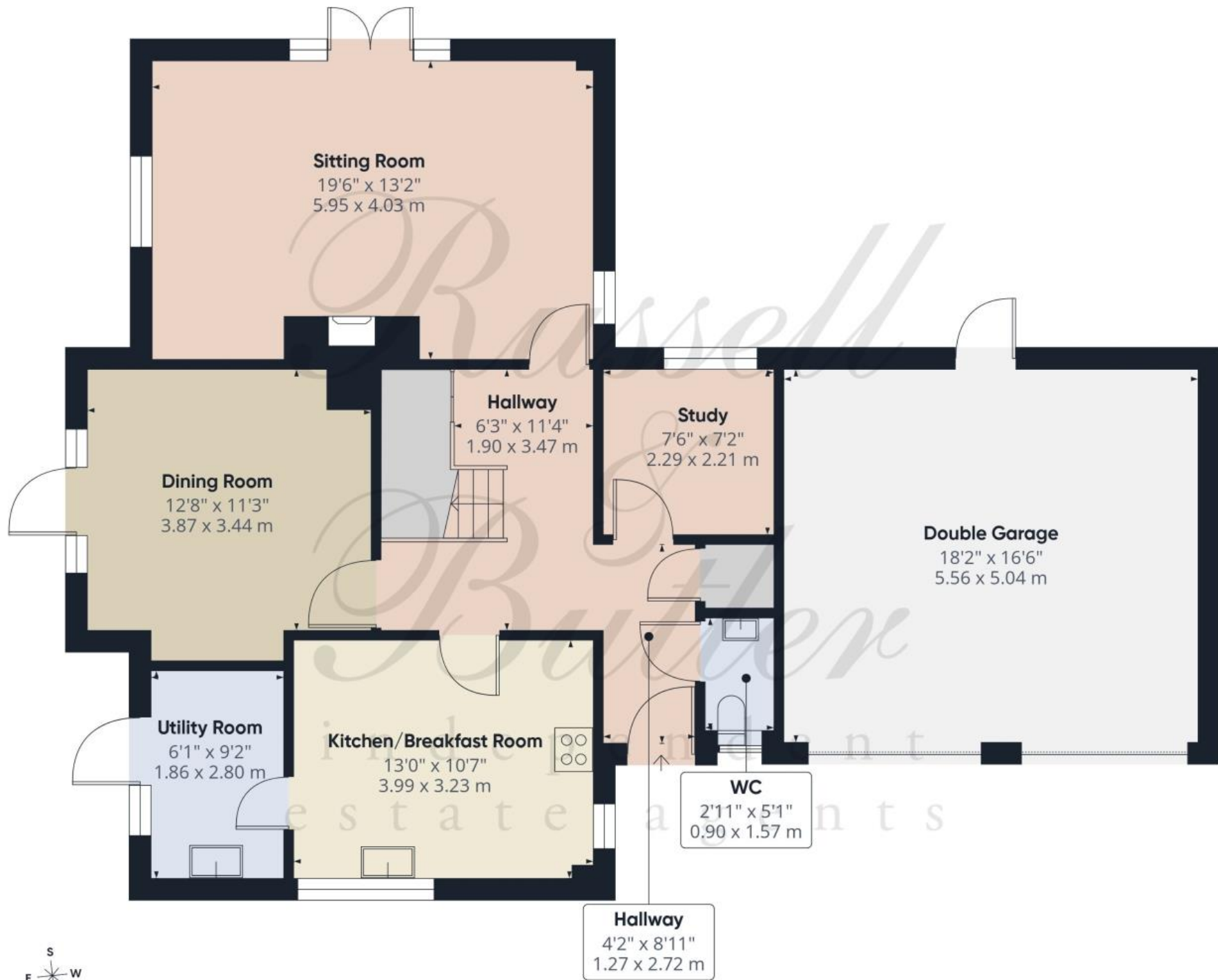




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Approximate total area⁽¹⁾

1131 ft²

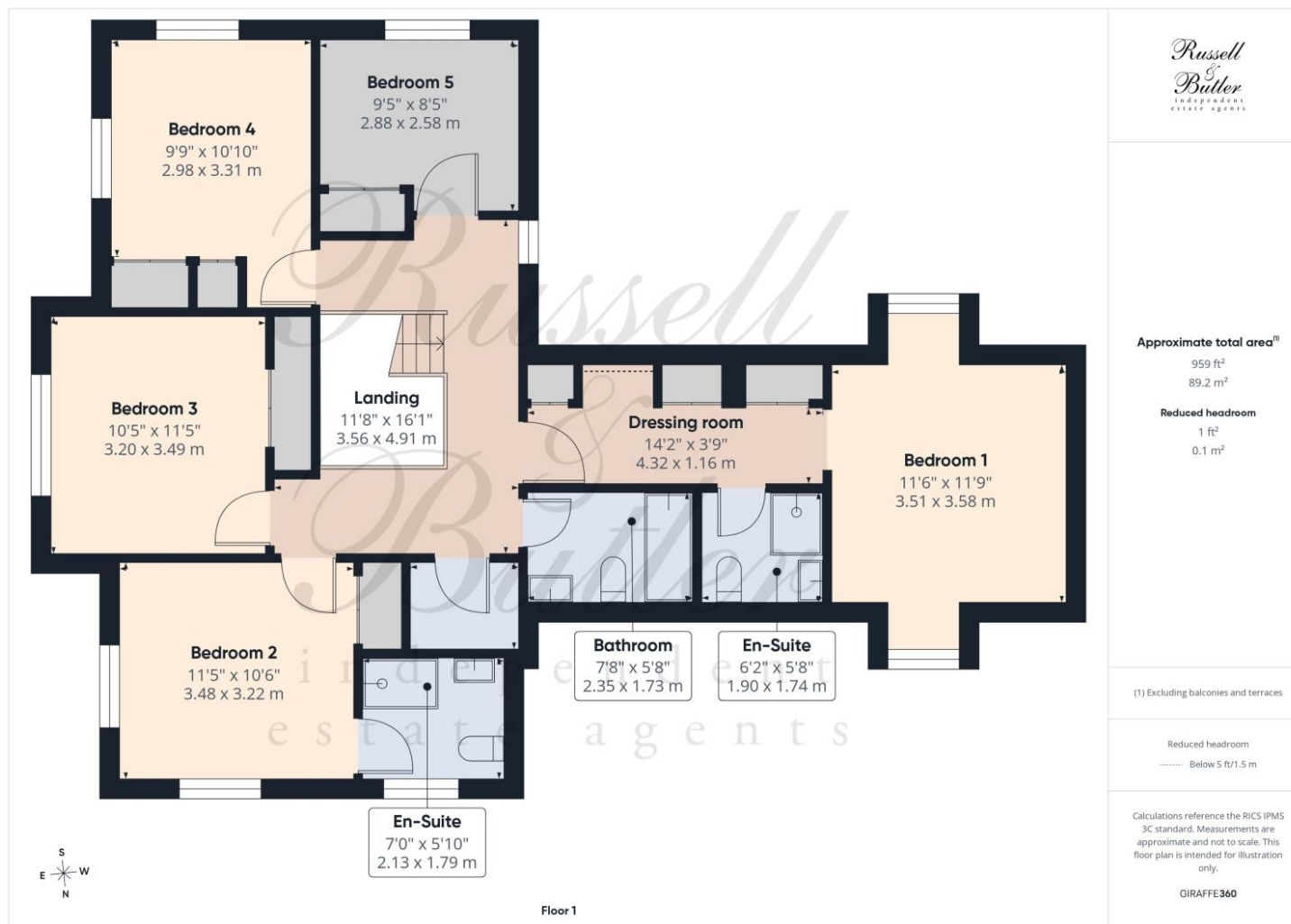
105 m²

(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.

GIRAFFE360

Floor 0



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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