

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
t: 01280 815999 e: sales@russellandbutler.com



Bridge Street, Thornborough, MK18 2DN

Asking Price £595,000.00 Freehold

Situated on a generous plot within the highly sought-after village of Thornborough, this beautifully presented three bedroom detached home has been renovated by the current owners offering stylish and modern living accommodation. The property benefits from a large private rear garden, ideal for families and outdoor entertainment with multiple paved patio seating areas, large lawn spaces & established borders. The property further benefits from, three reception rooms, two bathrooms, wood burning stove, outdoor workshop & ample driveway parking for several vehicles. The accommodation comprises: Spacious entrance hallway, sitting room with bay window & window seat, second reception room with wood burning stove, dining room, modern fitted kitchen, utility store room & downstairs cloakroom. To the upstairs; main bedroom with en-suite shower room, two further bedrooms & family bathroom. Generously sized & well established gardens to the front & rear, outdoor workshop, single garage & ample driveway parking. Combining attractive interiors with excellent outdoor space, this is a wonderful opportunity to acquire a charming home in a desirable village setting. EPC rating D/Council tax band E. Freehold.



Entrance
Wooden door to entrance hall.

Entrance Hall
A generous hallway with engineered Oak wood flooring, radiator, storage cupboard, Upvc double glazed window to front and side aspect.

Cloakroom
5' 6" X 7' 3" (1.70m X 2.23m)
Large cloakroom comprising white suite of low level wc, pedestal wash hand basin, tiled floor, radiator, Upvc double glazed window to rear aspect.

Sitting Room
16' 3" X 11' 10" (4.97m X 3.63m)
Upvc Bay window to front aspect, window seat with cupboard and drawers below, radiator.

Dining Room
12' 1" X 0' 0" (3.69m X 0.00m)
Tiled floor with under floor heating, vertical radiator, Upvc double glazed window and French door to rear aspect.

Family Room
11' 11" X 10' 7" (3.65m X 3.24m)
Log burner with wooden hearth over, radiator, open to dining room.

Inner Lobby
Tiled floor with under floor heating, radiator, composite door to rear, access to:

Pantry/Utility Store
Light connected, space for tumble dryer, shelving.

Kitchen/Breakfast Room
11' 10" X 10' 4" (3.63m X 3.15m)
Fitted to a high standard comprising of inset dual sink with mono bloc mixer tap, cupboards under, further range of base, drawer and eyelevel units, wood effect work tops, splash back, electric range master cooker with splash zone, induction hob and extractor fan over, integrated dishwasher and washing machine, space for fridge/freezer, tiled flooring with under floor heating, vertical radiator, Upvc double glazed window to rear aspect.

First Floor Landing
Providing access to first floor accommodation, access to loft space, Upvc double glazed window to side aspect.

Bedroom One
13' 3" X 11' 10" (4.06m X 3.61m)
Radiator, large Upvc double glazed window to rear aspect.

Bedroom Two
11' 7" X 10' 4" (3.55m X 3.15m)
Dual aspect with large Upvc double glazed windows to front and rear aspect, radiator.

Bedroom Three
10' 4" X 6' 1" (3.15m X 1.87m)
Built in wardrobe with hanging rail and shelving, radiator, large Upvc double glazed window to rear aspect.

Family Bathroom
9' 2" X 7' 10" (2.80m X 2.40m)
Re-fitted to comprise panel bath with electric shower over, pedestal wash hand basin, low level wc, ceramic tiling to splash areas, tiled floor, radiator, Two Upvc double glazed windows to side aspect.

Outdoor studio/workshop
Timber construction, power and light connected, double glazed window to side aspect, double doors to:

Front Garden
Large front garden, part enclosed by established hedgerows, gravel driveway providing parking for several vehicles, lawn space and raised sleeper flower beds.

Rear Garden
Enclosed and private rear garden, laid mainly to lawn with established and well stocked flower borders, mature shrubs and trees, multiple paved patio entertaining spaces with raised sleeper flower beds, outdoor studio, side access to both sides.

Garage
Up and over door, power and light connected, personal door to garden.

Please Note
Council Tax Band E
EPC Rating D

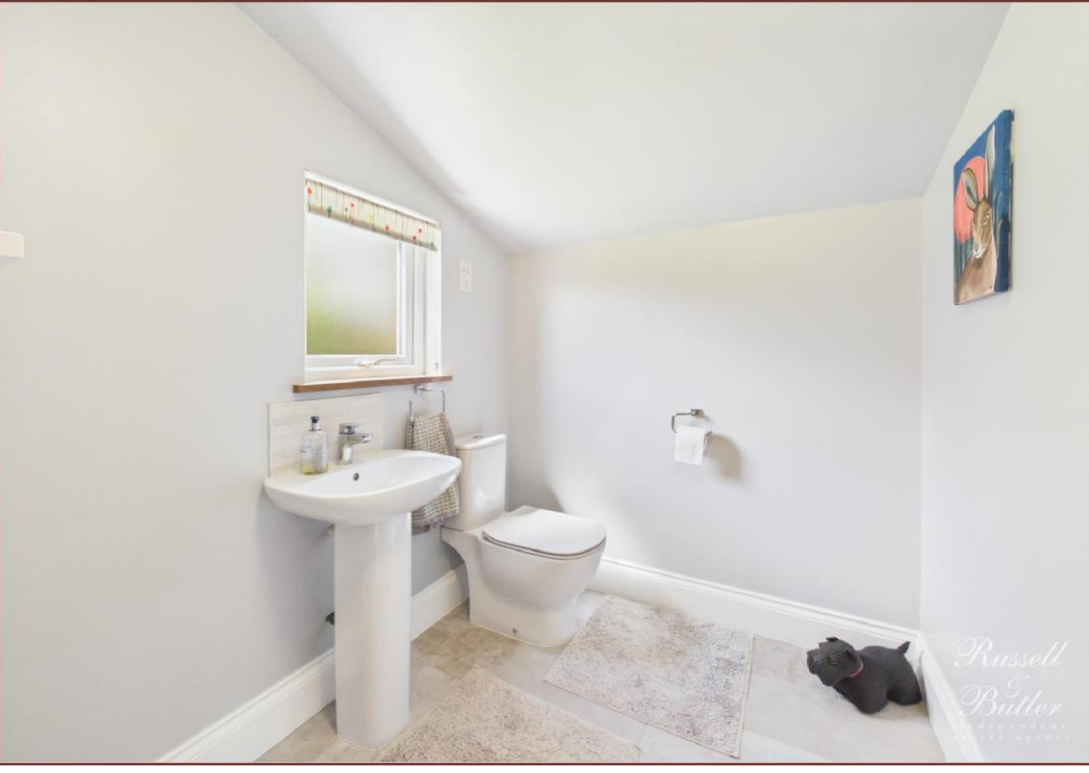
Construction type: Standard.
Electricity supply: Mains.
Water supply: Mains.
Sewerage: Mains.
Heating: Oil fired boiler supplying both domestic hot water and radiator central heating.

BROADBAND/MOBILE COVERAGE: Standard, Superfast and Ultra fast 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).

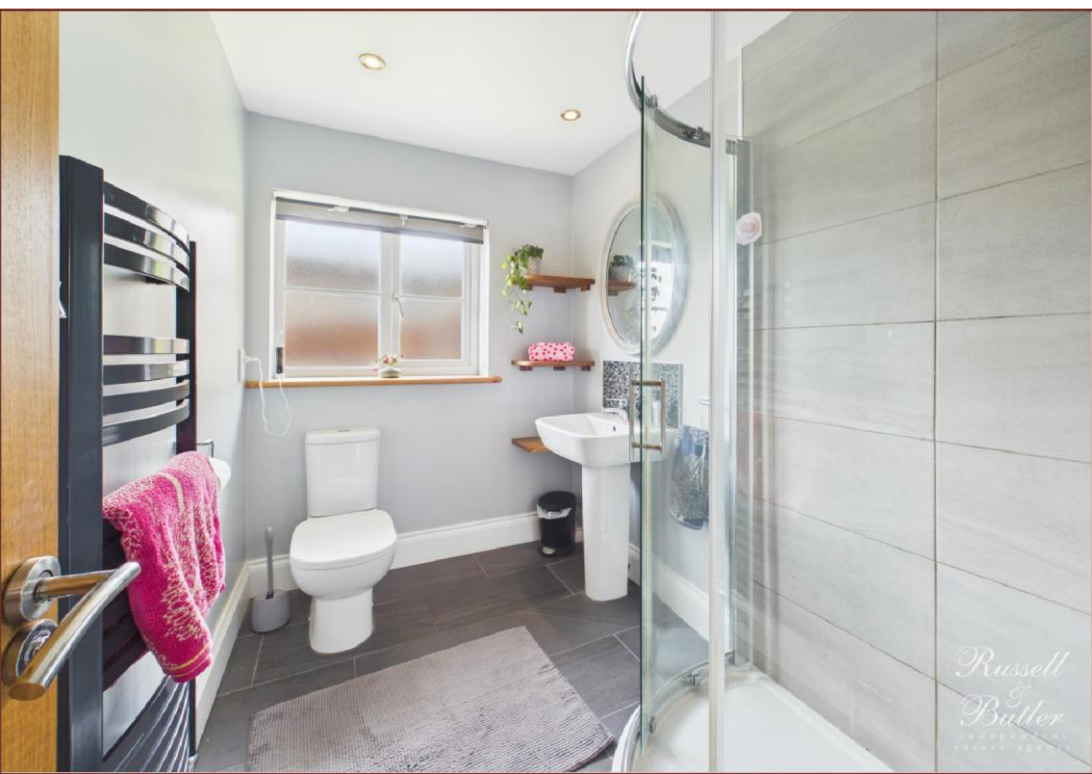
Parking: Driveway parking

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.





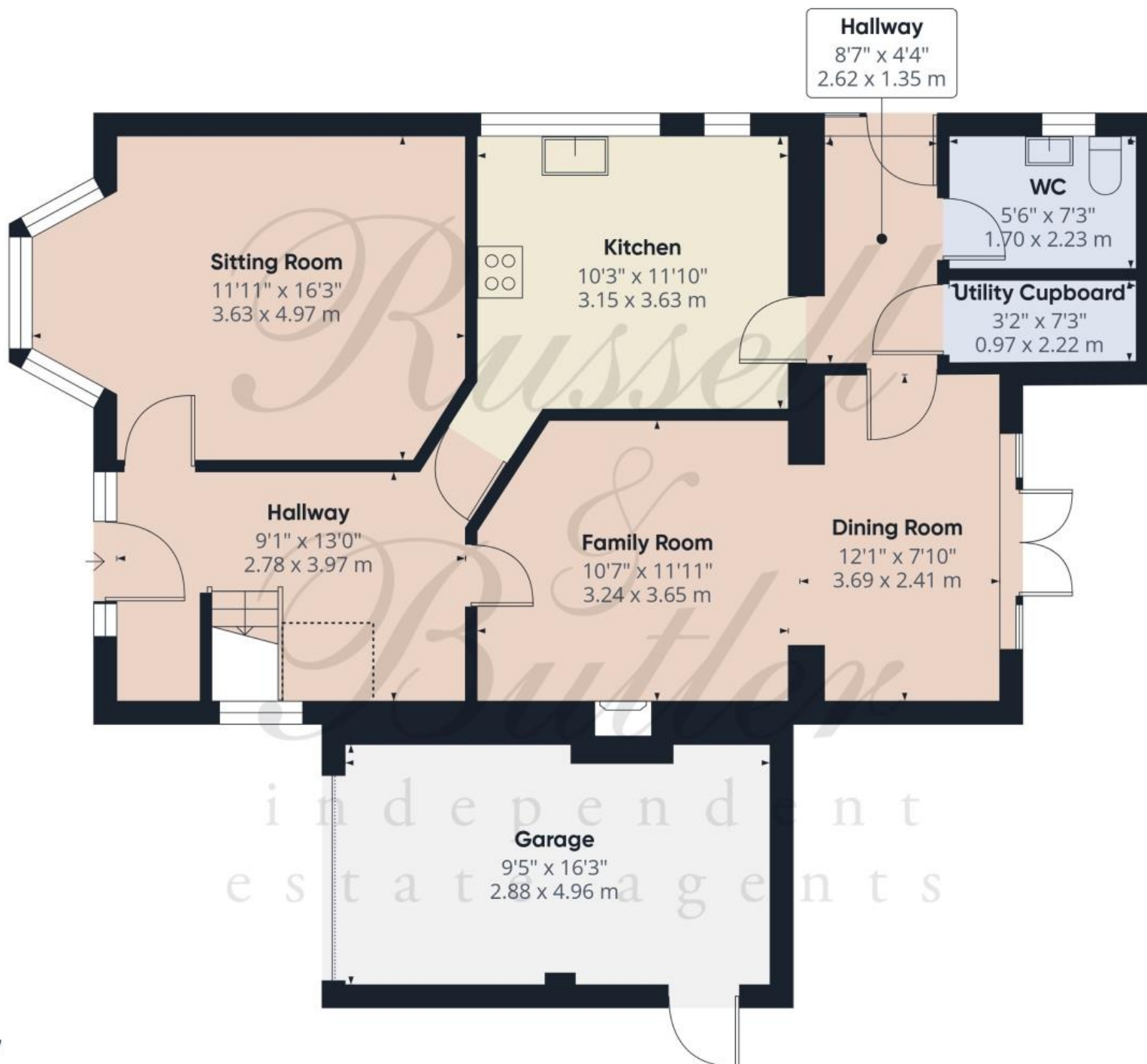






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Approximate total area⁽¹⁾

899 ft²

83.4 m²

Reduced headroom

10 ft²

0.9 m²

(1) Excluding balconies and terraces

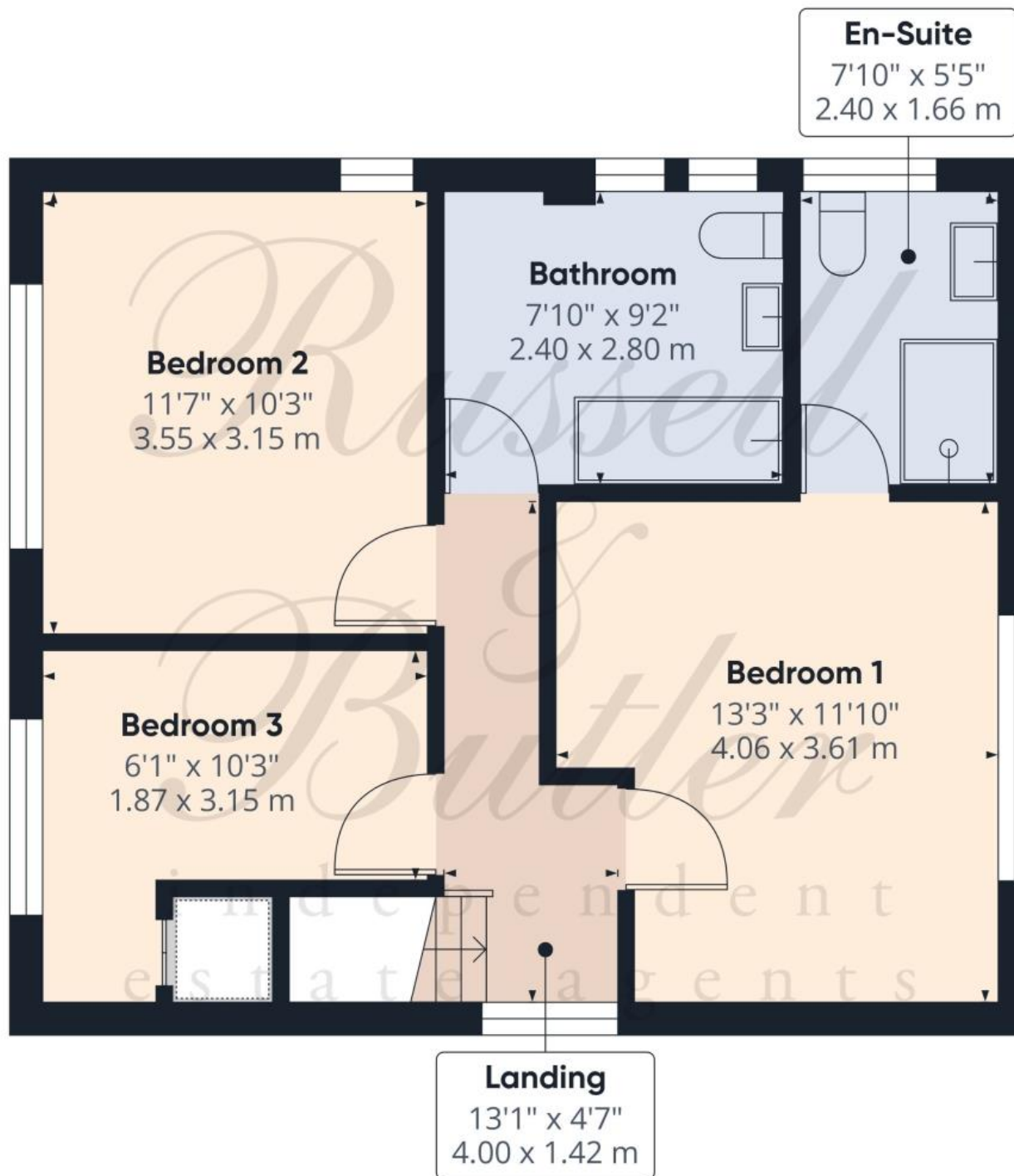
Reduced headroom

..... 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.

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Approximate total area⁽¹⁾

513 ft²

47.6 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.

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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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