

Russell & Butler

independent estate agents

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Winslow Road, Little Horwood, MK17 0PD

Asking Price £835,000.00 Freehold

This impressive five-bedroom detached family home situated in the popular village of Little Horwood offers generous living space including three reception rooms & large kitchen/dining room. The property is set behind a gated driveway providing ample off-road parking & further benefits from a landscaped rear garden, separate utility room & three bathrooms. The accommodation comprises: Entrance hall, downstairs cloakroom, utility room, modern fitted kitchen/dining room, sitting room open through to garden room with Bi-fold doors to rear garden & study. To the upstairs there is a large landing, main bedroom with en-suite, further bedroom with en-suite shower room, three further bedrooms and main family bathroom. The landscaped garden to the rear is well proportioned with large lawn area, established borders and large block and paved patio entertaining areas. To the front block paved driveway with side access & access to store room. EPC rating C/Council tax band G.



Entrance

Wooden door to:

Entrance Hall

Wood laminate flooring, radiator, access to ground floor accommodation, stairs rising to first floor, storage cupboard.

Cloakroom

Suite of low level wc, wash hand basin, radiator, Upvc double glazed window to side aspect, Vinyl flooring.

Sitting Room

17' 0" X 11' 0" (5.20m X 3.37m)

Parquet style Amtico flooring, gas fire, half bay Upvc double glazed window to front aspect, two radiators, open through to garden room.

Garden Room

12' 10" X 12' 2" (3.92m X 3.73m)

Parquet style Amtico flooring, inset spot lights, vertical radiator, Upvc double glazed window and skylight, double glazed Bi-folding doors to rear garden.

Study

10' 10" X 8' 5" (3.31m X 2.59m)

Radiator, Upvc double glazed window to rear aspect.

Kitchen/Dining/Family room

28' 6" X 11' 2" (8.71m X 3.41m)

Refitted to comprise integrated single drainer stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of base, drawer and eyelevel units including kitchen island, integrated double electric oven, four burner gas hob, extractor hood over, integrated dishwasher, integrated wine fridge, space for American style fridge freezer, tiled floor, radiator, Upvc double glazed window to rear, door to rear lobby.

Dining Area: Solid wood flooring, radiator, Upvc double glazed window to front aspect.

Utility Room

7' 10" X 8' 11" (2.39m X 2.73m)

Space and plumbing for washing machine, space for tumble dryer, radiator, Vinyl flooring, Upvc double glazed window to rear aspect.

First Floor Landing

Access to loft space, two radiators, Upvc double glazed window to rear aspect.

Bedroom One

13' 10" X 11' 0" (4.22m X 3.37m)

Coving to ceiling, radiator, Upvc double glazed window to front aspect.

En-Suite

10' 9" X 6' 7" (3.29m X 2.03m)

Suite of double width shower cubicle, electric shower, Vanity wash basin with cupboard under and drawer units, radiator, airing cupboard housing hot water tank with Upvc double glazed window to front aspect.

Bedroom Two

11' 7" X 9' 2" (3.54m X 2.81m)

Coving to ceiling, radiator, Upvc double glazed window to front aspect.

En-Suite

6' 5" X 4' 1" (1.98m X 1.26m)

Suite of corner shower cubicle with electric shower over, pedestal wash hand basin, low level wc, half wall height ceramic tiling, radiator, Vinyl flooring, Upvc double glazed window to rear and side aspects.

Bedroom Three

12' 1" X 10' 10" (3.69m X 3.31m)

Built in storage cupboard with shelving, coving to ceiling, radiator, Upvc double glazed window to rear aspect.

Bedroom Four

9' 10" X 7' 7" (3.02m X 2.33m)

Built in double width wardrobe, coving to ceiling, radiator, Upvc double glazed window to rear aspect, access to loft space.

Bedroom Five

10' 10" X 7' 0" (3.32m X 2.15m)

Coving to ceiling, radiator, Upvc double glazed window to front aspect.

Family Bathroom

8' 0" X 5' 9" (2.44m X 1.77m)

White suite of panel bath with shower over, pedestal wash hand basin, low level wc, radiator, fully tiled Vinyl flooring, Upvc double glazed window to rear aspect.

Rear Lobby

Rolled edge work top, Upvc double glazed window to rear aspect, Upvc double glazed door to rear.

Front Garden

Block paved driveway with parking for multiple vehicles, established & well stocked borders, enclosed by picket fencing with double gates.

Rear Garden

Fully enclosed and laid mainly to lawn with established and well stocked flower & shrub borders, mature trees, large block and paved patio entertaining areas, water feature, greenhouse, shed & side gate access to the front aspect.

Please Note

Council Tax Band G

EPC Rating C

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 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: Driving 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.





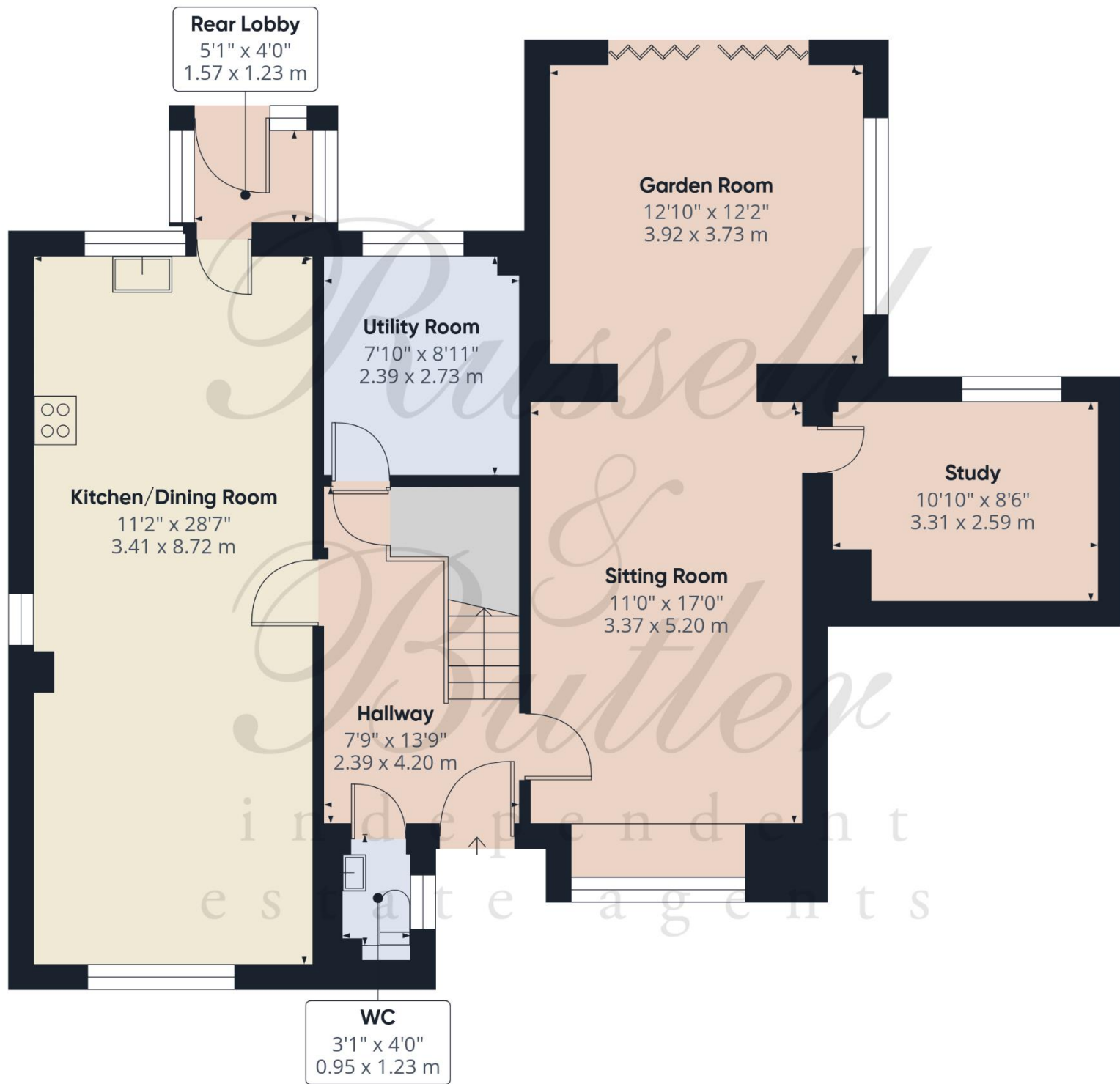
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Approximate total area⁽¹⁾
974 ft²
90.5 m²

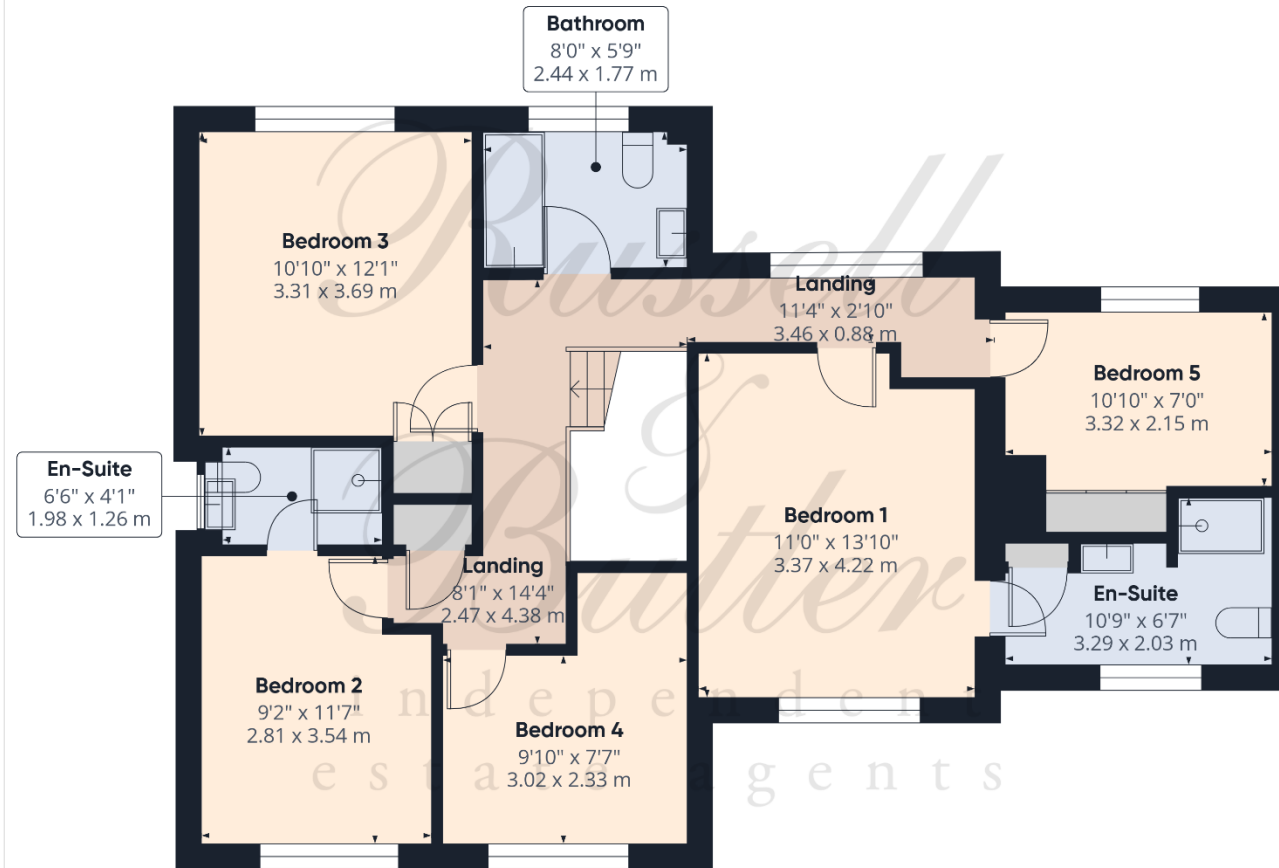
(1) Excluding balconies and terraces

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



Approximate total area⁽¹⁾
816 ft²
76 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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Floor 1

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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