

Russell & Butler
independent estate agents

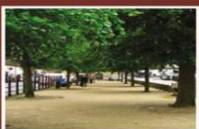
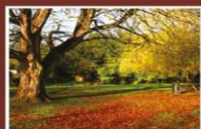
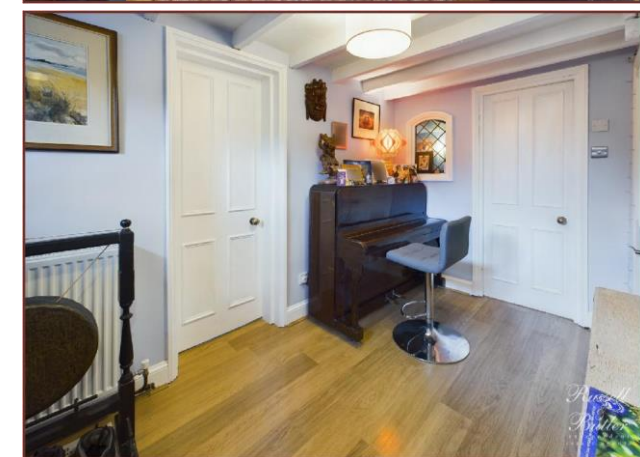
1 West Street, Buckingham, Buckinghamshire, MK18 1HL
OPEN 7 DAYS A WEEK
t: 01280 815999 e: sales@russellandbutler.com



West Street, Buckingham, MK18 1HL

Asking Price £559,995

A rare opportunity to purchase this five bedroom three storey stone built Grade 2 listed cottage situated within easy walking distance of Buckingham's town centre as well as being within catchment and walking distance of local schooling including the Royal Latin Grammar school. Built circa 1760 this lovely home enjoys many character features and offers spacious accommodation including a fabulous L-shaped kitchen/dining room, master bedroom with en-suite shower room, garage, parking and private gardens. The accommodation comprises: Entrance hall, cloakroom, front to back sitting room with fireplace, kitchen/dining room, utility room, first floor landing, master bedroom with en-suite shower room, bedroom two, bedroom five, family bathroom, second floor landing, two further double bedrooms and a separate W.C. Council Tax Band F. Energy rating exempt.



Entrance

Solid wood entrance door to:

Entrance Hall

Stairs rising to first floor.

Cloakroom

White suite of wash hand basin, low flush wc, under stairs storage cupboard, extractor fan, inset downlighting.

Sitting Room

18' 5" X 14' 4" (5.63m x 4.39m Max, 3.42m Min)

Open fireplace, two double radiators, secondary double glazed leaded light window to front aspect, leaded light window to rear aspect, French patio doors to rear garden.

Kitchen/Dining Room

19' 4" X 15' 3" (5.91m Max x 4.65m Max)

Inset stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, granite work surfaces, granite uprisers, "Bosch" integrated dishwasher, space for range cooker, extractor canopy over, two double radiators, inset downlighters, two leaded light windows to rear aspect, French door to rear garden, secondary double glazed leaded light window to front aspect.

Utility Room

Plumbing for automatic washing machine, work surfaces over, "Worcester" gas fired boiler supplying both domestic hot water, built in eyelevel unit, inset downlighters.

First Floor Landing

Double radiator, stairs rising to first floor, leaded light window to front aspect.

Bedroom One

14' 4" X 10' 5" (4.37m Max, 4.07m Min x 3.18m)

Radiator, leaded light window to front aspect.

En-Suite

White suite of fully tiled shower cubicle, wash hand basin with cupboard under, low flush wc, full ceramic tiling to all walls, ladder towel radiator, leaded light window to rear aspect, airing cupboard housing hot water tank and immersion heater with linen shelving as fitted, inset downlighting.

Bedroom Two

11' 8" X 10' 4" (3.57m X 3.17m)

Double radiator, leaded light window to front aspect, built in wardrobes.

Bedroom Five

11' 5" X 8' 2" (3.49m Max x 2.51m Max)

L-shaped.

Double radiator, leaded light window to rear aspect.

Family Bathroom

White suite of panel bath with electric shower over, glazed screen, wash hand basin with cupboard under, low flush wc, full ceramic tiling to all walls, ladder towel radiator, leaded light window to rear aspects, inset downlighting.

Second Floor Landing

Built in storage cupboard, Velux window.

W.C.

White suite of wash hand basin, cupboard under, low flush wc, extractor fan, towel radiator, eaves storage cupboard.

Bedroom Three

13' 8" X 9' 3" (4.19m Max x 2.83m)

Built in double wardrobe, leaded light window to front aspect, double panel radiator, eaves storage cupboard.

Bedroom Four

16' 8" X 13' 5" (5.1m Max x 4.11m Max)

L-shaped

Double radiator, access to loft space, Velux window, leaded light window to side aspect, exposed beams, eaves storage cupboard.

Front Aspect

Rear vehicular access to rear of cottage, laid to shingle and leading to single garage.

Garage

Single garage with up and over door and power and light connected.

Rear Garden

Gated pedestrian access to rear garden which is in two parts. The first part of the garden is laid to lawn with flower and shrub borders, path and steps lead to rear door. Gate and steps to second part of the garden which is laid to lawn with well stocked flower and shrub beds and borders, two paved patios one with pergola and enclosed by stone walls and timber fencing, outside tap, outside lighting.

Please Note

EPC Rating: Exempt.

Council Tax Band: F.

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 Ultrafast 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: Garage and parking to rear for 3 vehicles.

Measurements on floor plan are approximate due to amongst other things wall thickness etc. These are therefore not to be relied on.



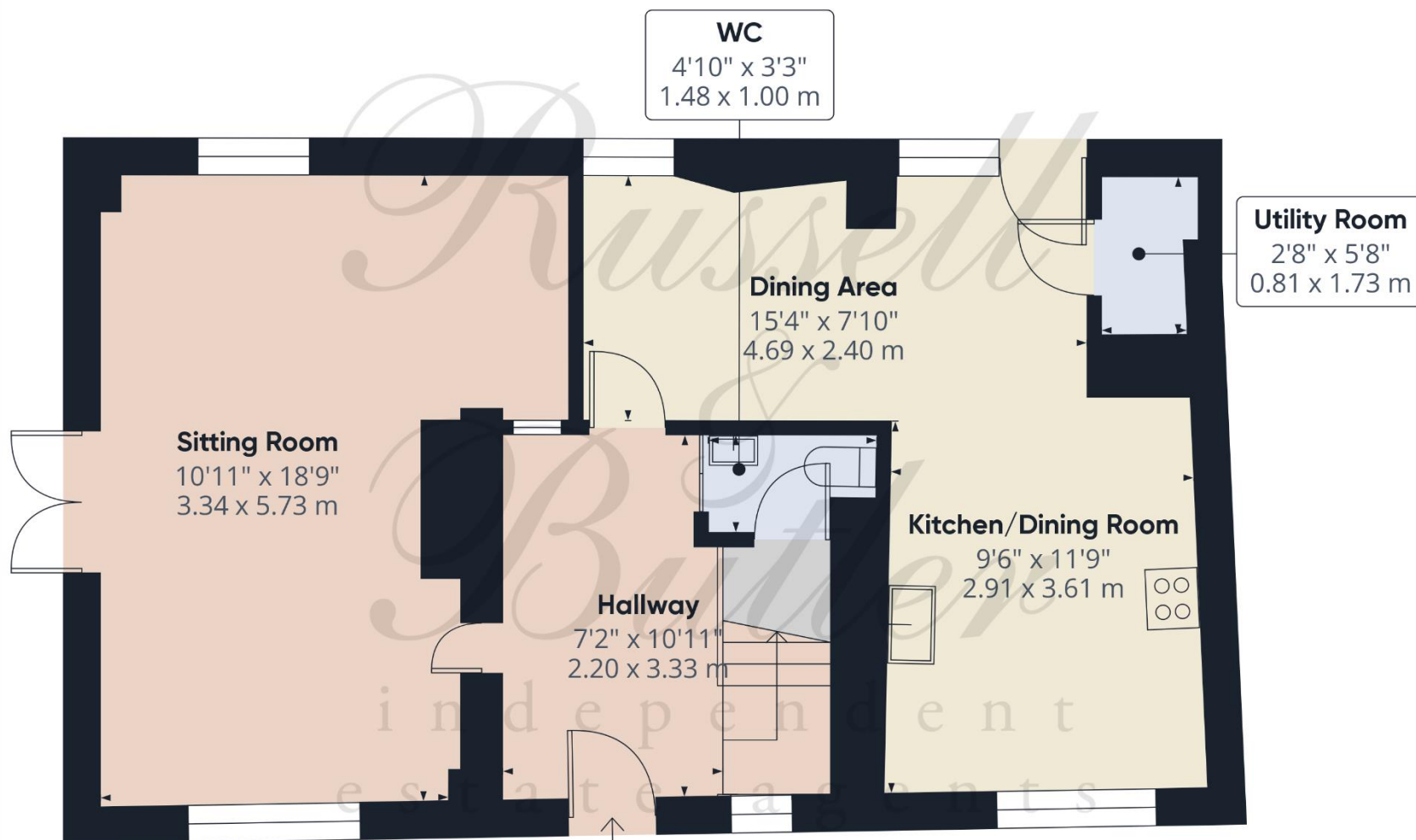
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Approximate total area⁽¹⁾

608.59 ft²

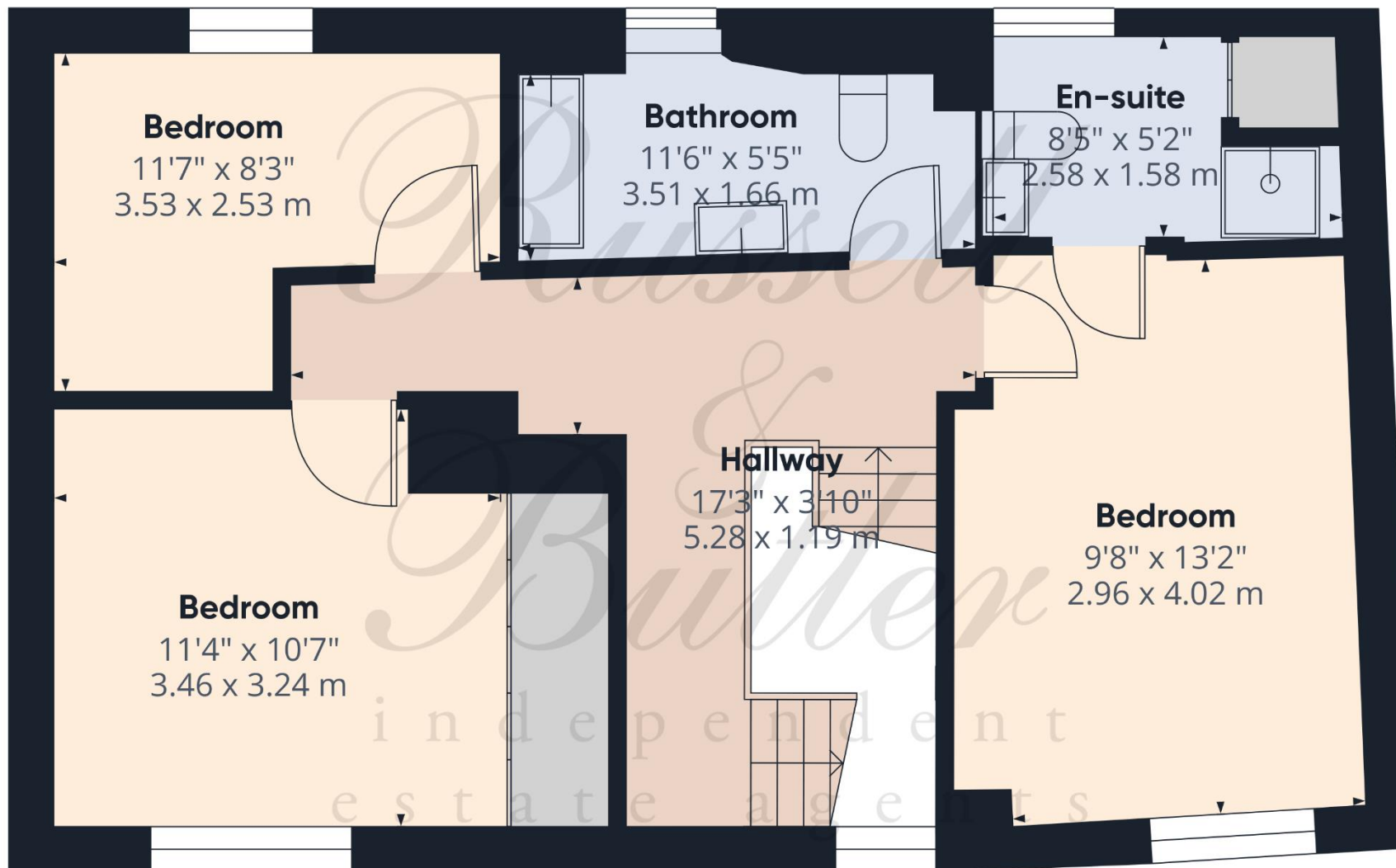
56.54 m²

(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Approximate total area⁽¹⁾

556.38 ft²

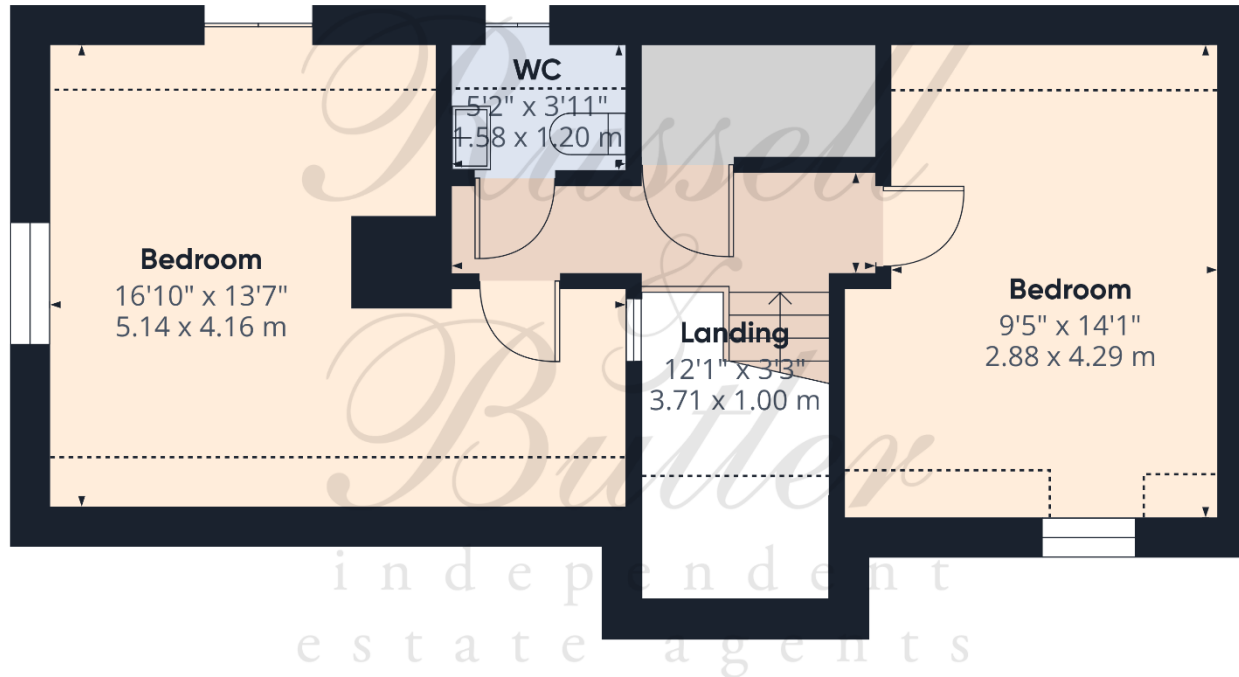
51.69 m²

(1) Excluding balconies and terraces

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Approximate total area⁽¹⁾

411.51 ft²
38.23 m²

Reduced headroom

66.27 ft²
6.16 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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Floor 2

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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