

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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Church Street, Buckingham, MK18 1BY
Asking Price £350,000.00 Freehold

Meticulously Renovated Grade II Listed Cottage in an Idyllic Old Town Setting. Occupying an enviable position in the heart of Buckingham's picturesque Old Town, this exceptional Grade II listed cottage has been thoughtfully and sympathetically renovated to an outstanding standard, creating a truly remarkable home where period character and contemporary style exist in perfect harmony. Arranged over three beautifully presented floors, the property offers surprisingly spacious and versatile accommodation. Rich in original features, including exposed timbers and charming period details, the cottage has been lovingly restored, with every improvement carefully considered to preserve its heritage whilst providing all the comforts expected of modern living. Council Tax Band C. Energy rating exempt.



Solid wood entrance door to:

Entrance:

Quarry tiled floor, wood panelled walls, door to:

Sitting/Dining Room: 20' 7" X 15' 11" (6.29m X 4.86m)

6.29m x 4.86m Max

Brick fireplace with wood lintel and quarry tiled hearth, half wood panelled walls, sash windows to front aspect with shutters, two electric radiators, exposed ceiling beams.

Inner Hall:

Stairs rising to first floor, Quarry tiled floor, door to rear.

Kitchen: 11' 2" X 9' 5" (3.41m X 2.89m)

Refitted to comprise inset double bowl Belfast sink, cupboard under, further range of base and eyelevel units, solid wood work surfaces, electric range cooker, extractor over, integrated dishwasher, electric radiator, window to side aspect with shutters, Quarry tiled floor, under stairs storage space, steps to:

Basement: 9' 0" X 6' 11" (2.76m X 2.11m)

Inset stainless steel sink with mono bloc mixer tap, cupboard under, solid wood work surfaces, plumbing for automatic washing machine, Quarry tiled floor.

First Floor Landing:

Second stairs rising to first floor, half wood panelling to one wall.

Bedroom One: 12' 10" X 12' 2" (3.92m X 3.71m)

Electric radiator, two walk in cupboards, window to front aspect with shutters, half wood panelling to three walls, full panelling to remainder, ceiling beams.

En-Suite: 9' 0" X 3' 3" (2.75m X 1.01m)

White suite of double width fully tiled shower cubicle, wash hand basin with cupboard under, low level wc, ceramic tiled floor, extractor fan, inset LED downlighting, electric towel radiator.

Bathroom: 7' 10" X 6' 7" (2.39m X 2.02m)

2.39m Max x 2.02m - Irregular shaped room.

White suite comprising slipper bath with stand pipe mixer tap and shower attachment, wash hand basin, ceramic tiling to splash areas, ceramic tiled floor, electric towel radiator, window to rear aspect with shutters, large walk in storage cupboard.

Separate WC:

White suite of low flush wc, circular wash hand basin, ceramic tiled floor.

Second Floor Landing:

Exposed beam, full wood panelling to one wall, inset LED downlighting.

Bedroom Two: 10' 8" X 8' 1" (3.26m X 2.48m)

3.26m Max x 2.48m Max

N.B some restricted head room.

Electric radiator, window to rear aspect, full wood panelling to one wall, inset LED downlighters.

Bedroom Three: 8' 7" X 6' 4" (2.62m X 1.94m)

2.62m x 1.94m Max

N.B some restricted head room.

Leaded light window to front aspect, electric radiator, exposed beams, inset LED downlighters
full wood panelling to one wall.

Courtyard Rear Garden:

Laid to shingle with stepping stone, path to rear entrance, and outside storage shed

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Outside Storage:

Hot water tank, light connected and cold water tap.

Second brick built storage shed.

Please Note:

EPC Rating: TBC

Council Tax Band: C

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Electric.

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: Onstreet parking only.

Please note: The courtyard area adjoining the property is not included within the registered title. Buyers are advised to rely on their own legal enquiries regarding any rights of use or occupation.

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

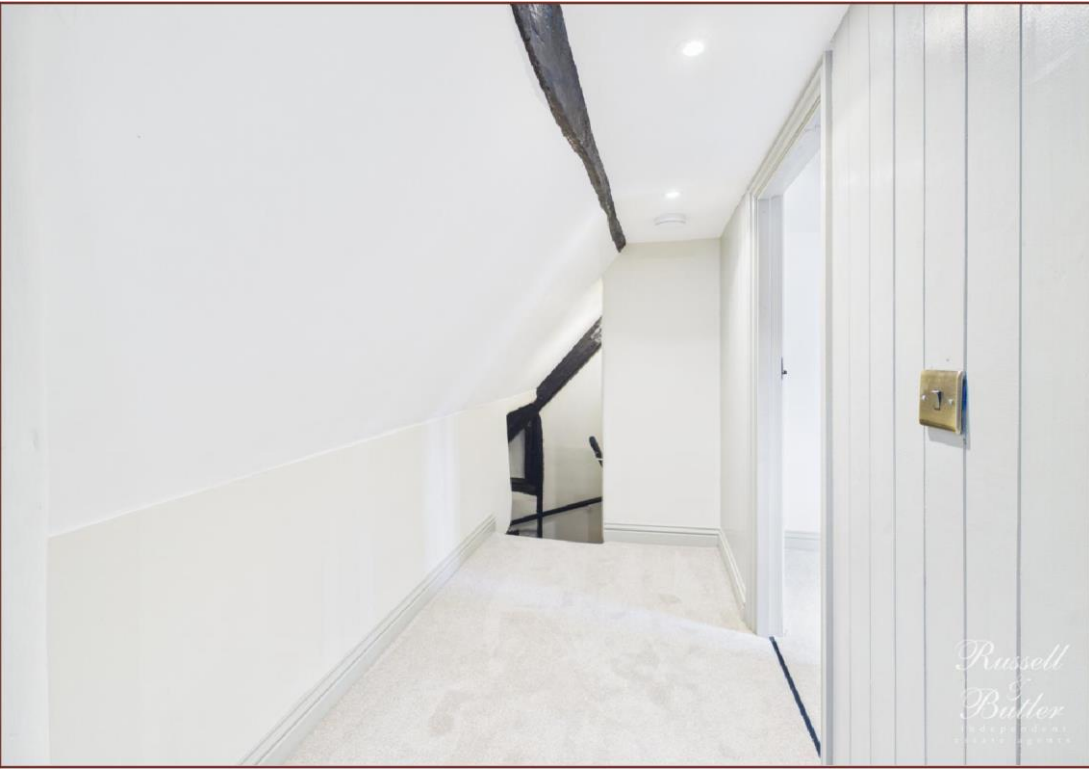
Mortgage Advice:

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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independent
estate agents





Floor 0

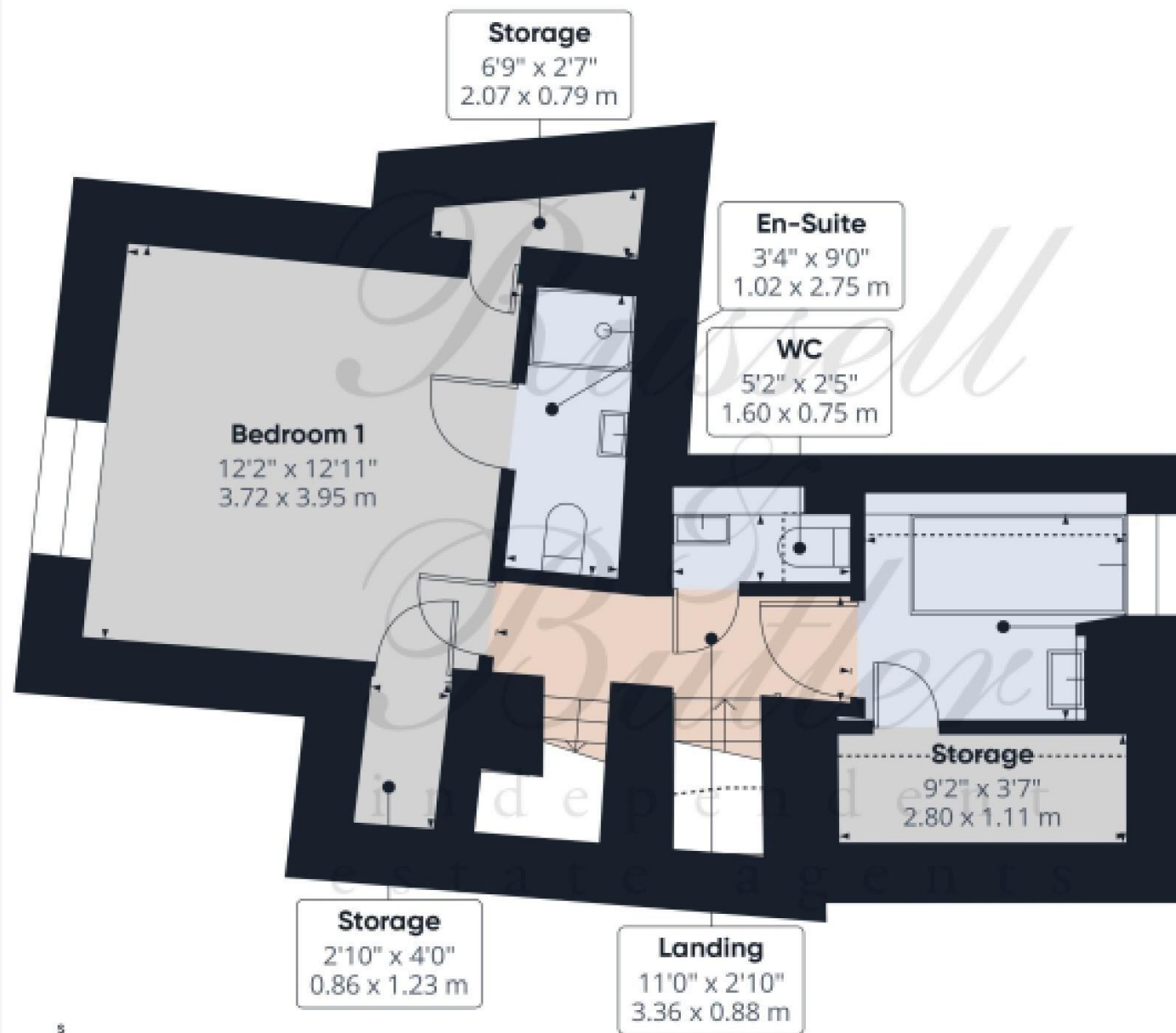
Approximate total area⁽¹⁾

518 ft²
48.2 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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Approximate total area⁽¹⁾

362 ft²
33.6 m²

Reduced headroom

33 ft²
3 m²

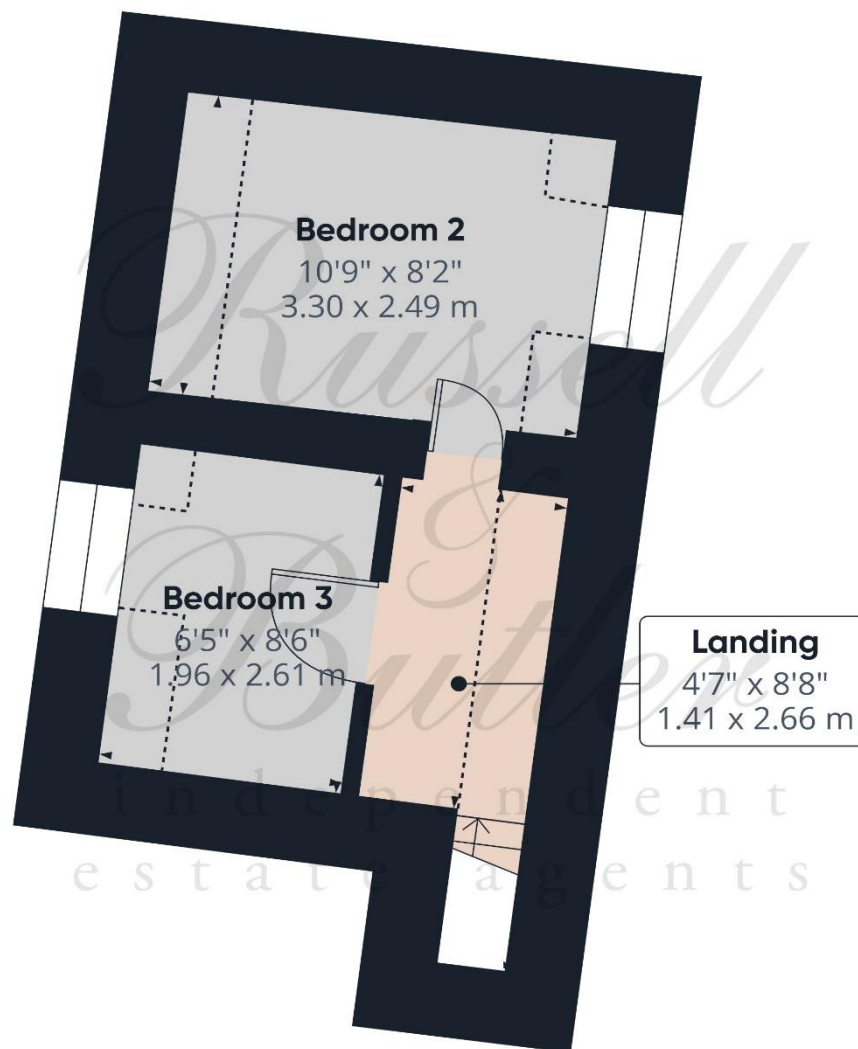
(1) Excluding balconies and terraces

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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Floor 2

*Russell
&
Butler*
INDEPENDENT
ESTATE AGENTS

Approximate total area⁽¹⁾

182 ft²
16.9 m²

Reduced headroom

41 ft²
3.8 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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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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