Russell & Butler
independent estate agents

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Main Street, Tingewick, MK18 4NL
Asking Price £750,000 Freehold

A truly exceptional character home, beautifully renovated to an impressive standard, Situated in the heart of this sought-after village, this stunning property offers spacious and versatile accommodation over three floors with an abundance of character features including exposed beams and an inglenook firerplace. There is a double garage and a south-facing rear garden. The accommodation is both welcoming and impressive, with three generous reception rooms providing wonderful spaces for entertaining, relaxing and family living, whilst the five bedrooms are all double. The attractive inglenook fireplace creates a charming focal point, whilst exposed ceiling beams and carefully preserved period features add warmth and character throughout. The beautiful kitchen/breakfast room, combines style with practicality and an impressive centre island. The principal bedroom suite provides its own dressing room and ensuite. Council Tax Band F. EPC Rating D.










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Part glazed solid wood entrance door to:

Entrance
Stairs rising to first floor, half height panelling to walls.

Sitting Room
13' 9" X 17' 7" (4.21m X 5.38m)
With feature inglenook fireplace with stone surround and oak bressummer, wood burning stove, built in bench seating with storage cupboard under, contemporary upright radiator, half height panelling to walls, window to side aspect with storage under, window to front aspect with shutter blinds.

Dining Room
12' 3" X 11' 0" (3.74m X 3.36m)
Exposed stone wall, built in dresser with shelving and storage cupboards under, bay window with shutters to front aspect, exposed wood floor, open through to snug.

Snug
13' 0" X 11' 0" (3.98m X 3.36m)
Under stairs storage cupboard, exposed wood flooring, two storage recesses with shelving, tall radiator, inset downlighting, wood panelling, open through to kitchen/breakfast room.

Kitchen/Breakfast Room
25' 8" X 12' 2" (7.83m X 3.73m)
Beautifully fitted kitchen with solid wood units comprising double bowl Belfast enamel sink unit, mono bloc mixer tap, cupboard under, further range of base and eyelevel units, Quartz work surfaces, and splash backs, fabulous centre island incorporating a breakfast bar with cupboards and drawers media storage units, three windows to side and rear aspects, two with window seats, space for range cooker, concealed extractor fan, integrated dishwasher, storage unit incorporating space for an American style fridge freezer, inset downlighting, tall radiator, ceramic tiled floor with under floor heating.

Utility Room
*10' 1" X 9' 6" (*3.08m x 2.92m Max)
Inset single drainer enamel sink unit with mono bloc mixer tap, cupboard under, further base units, plumbing for automatic washing machine, space for tumble dryer, solid wood work surfaces, ceramic tiling to splash areas, storage unit incorporating space for American style fridge/freezer, ceramic tiled floor, tall radiator, double glazed French patio doors to rear garden, sky light, door to cloakroom.

Cloakroom
6' 3" X 5' 4" (1.91m X 1.63m)
White suite of pedestal wash hand basin, high flush wc, radiator, heated towel rail, cupboard housing "Megaflo" hot water tank and 'Glow worm" gas fired boiler supplying both domestic hot water and gas to radiator central heating, ceramic tiled floor, double glazed window to rear aspect.

First Floor Landing
Sash window to front aspect, wood panelling, open through to inner landing/reading area, open through to:

Inner Landing/Reading Area
12' 6" X 11' 11" (3.82m X 3.65m)
A lovely quiet snug, reading area with stairs to second floor, half height panelling to walls, tall radiator, under stairs storage cupboard, built in cloaks cupboard, window to side aspect.

Bedroom Two
13' 8" X 10' 10" (4.18m X 3.32m)
Sash window to front aspect, window to side aspect, ornamental cast iron fireplace with wood surround, radiator, fitted wardrobes.

Bedroom Three
14' 0" X 10' 6" (4.27m X 3.22m)
Radiator, ornamental cast iron fireplace with wood surround, sash window to front aspect, fitted wardrobes.

Bedroom Four
13' 7" X 10' 10" (4.15m X 3.32m)
Double radiator, storage cupboard, two windows to side and rear aspects.

Family Bathroom
11' 5" X 10' 5" (3.48m X 3.18m)
White suite of floor standing bath with stand pipe mixer tap and shower attachment, fully tiled double width walk in shower cubicle, pedestal wash hand basin, low flush wc, exposed stone to one wall, window to rear aspect, stainless steel ladder towel radiator, extractor fan.

Second Floor Landing
Radiator, Velux window, exposed beams, steps to:

Master Bedroom Suite
20' 4" X 9' 9" (6.21m X 2.98m Max*)*
Please note some restricted head room.
Radiator, window to rear aspect, vaulted ceiling with exposed beams, eaves storage cupboard, open through to en-suite.

Dressing Room
8' 9" X 9' 1" (2.69m X 2.78m)
Walk in dressing room with hanging rails as fitted, light.

En-Suite
Please note some restricted head room.
White suite of floor standing slipper bath, wash hand basin, shelving to either side and with storage cupboards under, low flush wc, radiator, ceramic tiled floor, Velux window, exposed beams.

Second Floor Bedroom Five
17' 2" X 11' 2" (5.24m X 3.42m)
Please note some restricted head room.
Radiator, vaulted ceiling, exposed beams, window to rear aspect.

Front Garden
Frontage enclosed by wrought iron fencing, parking space to side, gated side access to:

Rear Garden
South facing, L-shaped rear garden, laid mainly to lawn with flower and shrub beds and borders, raised decking, steps to patio which is partially under cover, extending to outdoor kitchen area with BBQ area and storage, steps to rear gate leading to the double garage.

Garage
Double garage with twin up and over doors, eaves storage space, power and light connected.

Please Note
EPC Rating: D. Council Tax Band: F.

Construction type: Standard.
Electricity supply: Mains.
Water supply: Mains.
Sewerage: Mains.
Heating: Gas heating

BROADBAND/MOBILE COVERAGE: Standard, Superfast & 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).

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.



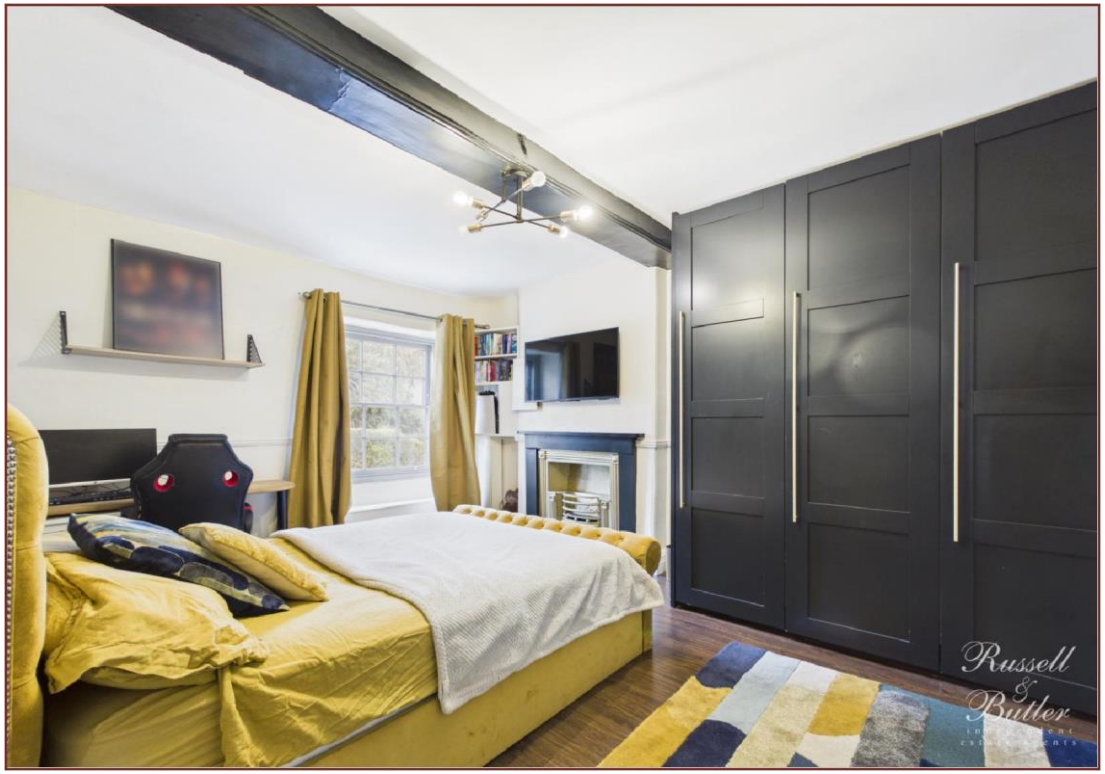









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Floor 0 Building 1

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Approximate total area(1)

1074 ft²

99.8 m²

Reduced headroom

3 ft²

0.3 m²

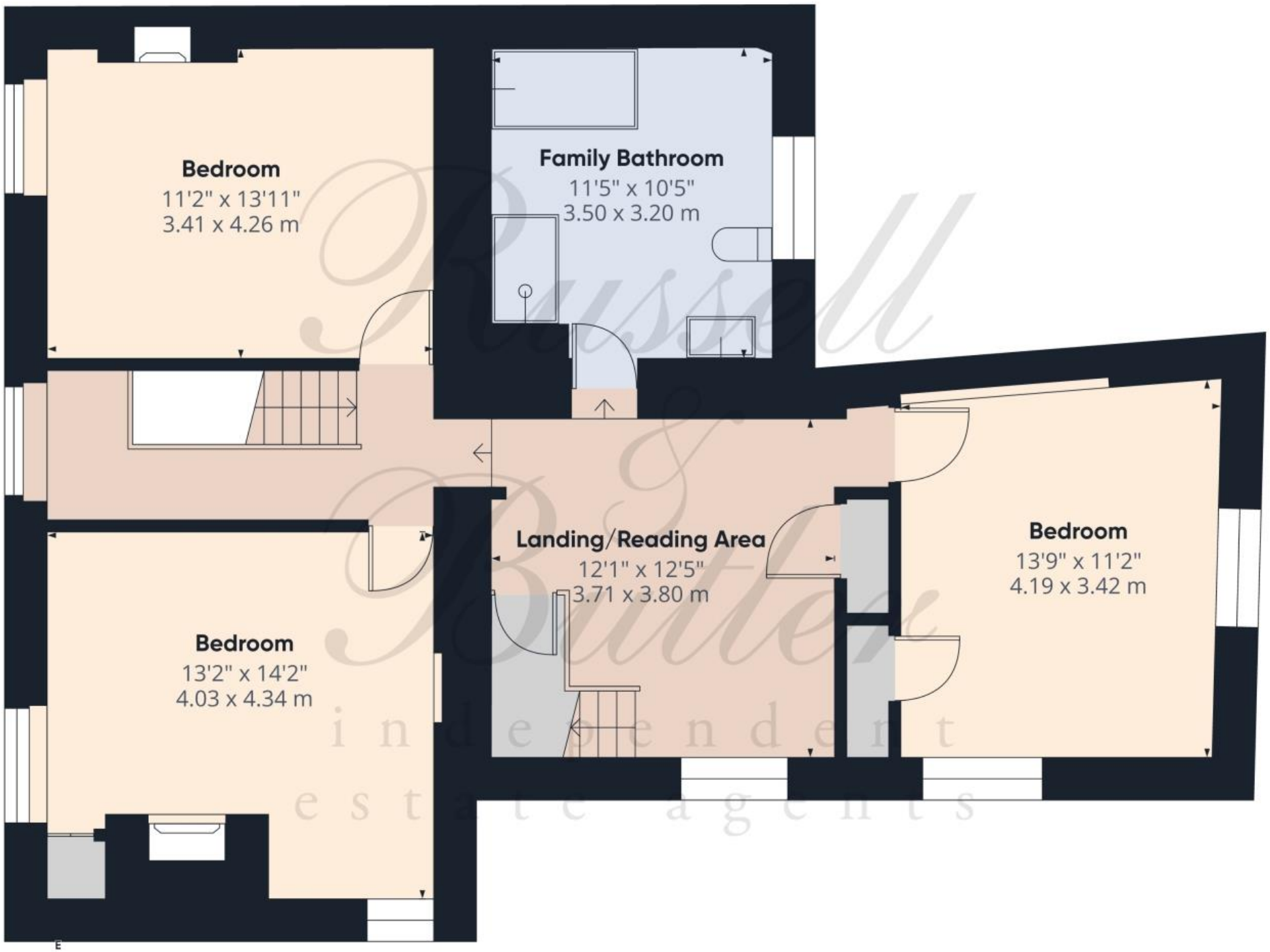
(1) Excluding balconies and terraces

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 1 Building 1

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Approximate total area(1)

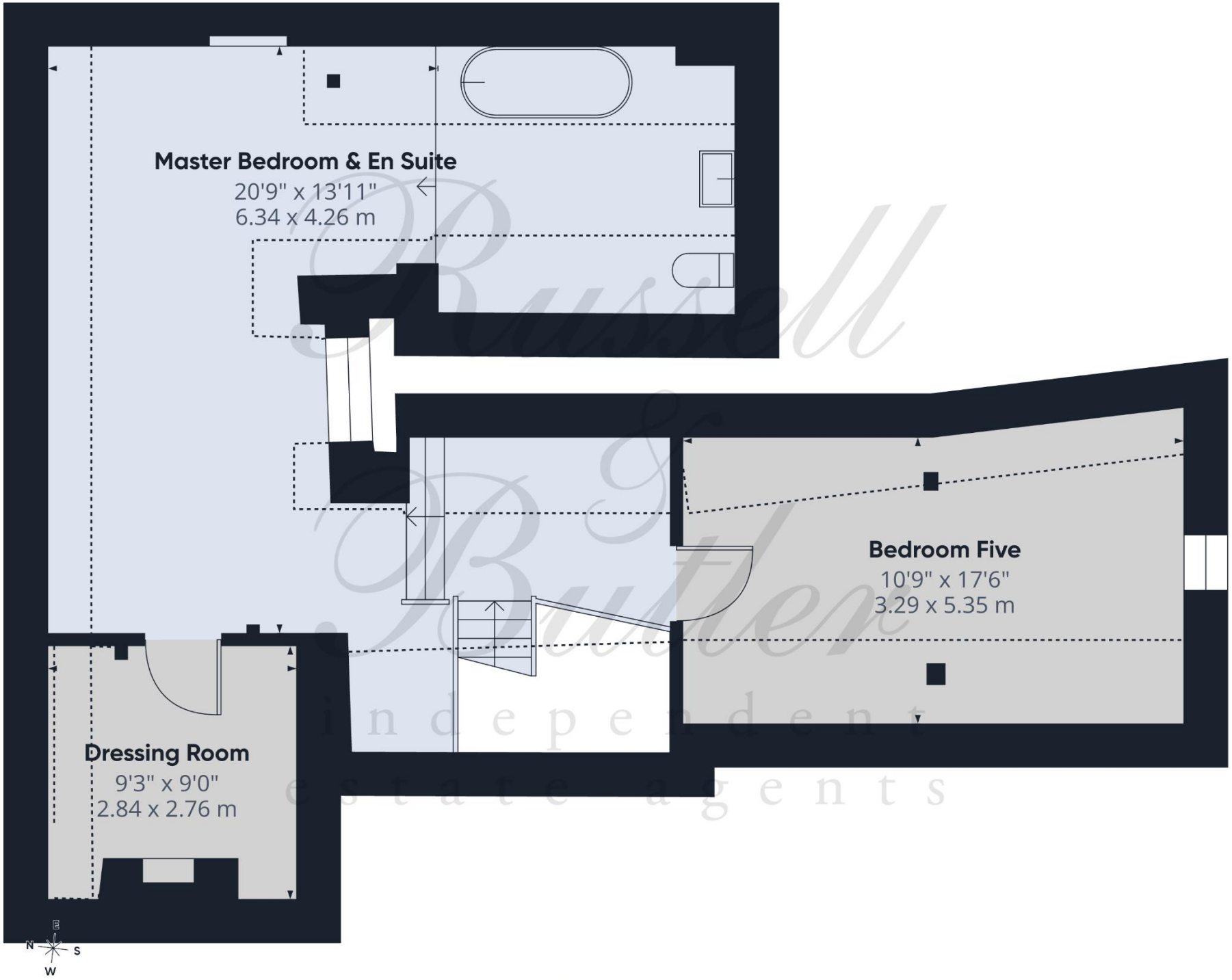
843 ft²

78.4 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 2 Building 1

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Approximate total area(1)

707 ft²

65.7 m²

Reduced headroom

287 ft²

26.7 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 0 Building 2

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Approximate total area(1)

255 ft²

23.7 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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