

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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Wayside, Padbury, MK18 2AW
Asking Price £595,000

A Unique Detached Cottage with outstanding potential. Situated in a sought-after village setting, this deceptively spacious two-bedroom detached cottage offers a wonderful blend of charm, generous living space, and exciting scope for the future. The property enjoys well-proportioned accommodation, making it ideal for those seeking a character home with room to grow. Subject to the necessary planning permissions, there is excellent potential to extend, creating a substantial family home. To the side of the cottage is a detached double garage and a large workshop, presenting an exceptional opportunity for redevelopment. These could be removed to make way for a significant extension, allowing buyers to tailor the property to their own requirements. Outside, the landscaped west-facing rear garden provides a private and peaceful retreat, perfectly positioned to enjoy afternoon and evening sunshine. A delightful garden room adds further versatility, offering an ideal space for relaxing, entertaining, or working from home while overlooking the attractive gardens. Rarely do properties of this character and potential come to the market in such a popular village location. The accommodation comprises: Entrance lobby, sitting room, dining room, study, conservatory, kitchen, ground floor shower room, bedroom one with en-suite shower, bedroom two, double garage, parking, workshop and good size rear garden. NO ONWARD CHAIN. Council Tax Band E. Energy rating C.



Entrance	Solid wood entrance door to:
Entrance Hall	Radiator, double glazed window to rear aspect, glazed door to sitting room.
Sitting Room	<i>15' 3" X 11' 3" (4.67m X 3.44m)</i> Radiator, Upvc double glazed Bay window to front aspect, fireplace with log burner, built in storage cupboard.
Dining Room	<i>16' 7" X 13' 0" (5.08m Max x 3.97m Max, 2.14m min L-shaped)</i> Range of base and eyelevel units, radiator, stairs rising to first floor, under stairs storage cupboard. Doors to conservatory, shower room and kitchen.
Shower Room	<i>7' 11" X 5' 1" (2.43m X 1.57m)</i> White suite of fully tiled shower cubicle, pedestal wash hand basin, low flush wc, full ceramic tiling to all walls, ceramic tiled floor, plumbing for automatic washing machine, ladder towel radiator, double glazed window to side aspect, extractor fan.
Study	<i>12' 10" X 9' 11" (3.93m Max, 3.51m Min x 3.03m Max, 2.68m Min)</i> Radiator, built in triple storage cupboards, underfloor heating, Upvc double glazed window to front aspect, access to loft space which is boarded with light.
Conservatory	<i>20' 7" X 9' 8" (6.29m X 2.95m)</i> Upvc double glazed with double French patio doors to garden on one side, French patio doors to the other side, ceramic tiled floor with underfloor heating, radiator.
Kitchen	<i>10' 10" X 8' 11" (3.31m Max x 2.74m Average - Irregular shaped room)</i> Inset single drainer stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, rolled edge work surfaces, ceramic tiling to splash areas, five burner gas hob, split level electric oven and grill, extractor canopy over, plumbing for automatic dishwasher, ceramic tiled floor with underfloor heating, double glazed window to rear aspect, "Ideal" gas fired boiler supplying both central heating, domestic hot water.
First Floor Landing	Upvc double glazed window to side aspect.
Bedroom One	<i>15' 4" X 12' 11" (4.69m Max to rear of wardrobe x 3.94m)</i> Radiator, range of built in wardrobes, large linen cupboard under with light, two Upvc double glazed windows to front and rear aspects, access to loft with light and boarding.

En-Suite	White suite of fully tiled shower cubicle, pedestal wash hand basin, low flush wc, full ceramic tiling to all walls, ceramic tiled floor, ladder towel radiator, double glazed window to side aspect.
Bedroom Two	<i>12' 0" X 11' 9" (3.67m x 3.6m Max to rear of wardrobe)</i> Radiator, built in wardrobes, two double glazed windows to front and side aspects.
Front Garden	Open plan laid to lawn, gated side access, double width drive to front of double garage with further parking space to side.
Rear Garden	Good sized rear garden, laid mainly to lawn with well stocked flower and shrub beds and borders, large patio extending across the rear and to the side where there is a fabulous oval shaped garden room (4.71m x 3.04m) with light and power connected, seating and dining table and further shingle seating area to the bottom of the garden with walled flower beds There is a beautiful old apple tree with a further shingle seating area providing natural shade, timber storage shed, brick tool shed and greenhouse. Fully enclosed by brick wall and timber fencing, outside sink with hot and cold water.
Garage	<i>19' 0" X 18' 4" (5.80m X 5.59m)</i> Double width garage with two up and over doors, power and light connected.
Workshop	Large workshop in two parts, one with power and light connected.
Please Note	EPC Rating:C Council Tax: E
	Construction type: Standard. Electricity supply: Mains. Water supply: Mains. Sewerage: Mains. Heating: Gas
	BROADBAND/MOBILE COVERAGE: Standard, Superfast & Ultrafast broadband available. Offering highest speeds of 1800Mbps 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.
	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
& Butler
independent
estate agents









Approximate total area⁽¹⁾

872 ft²

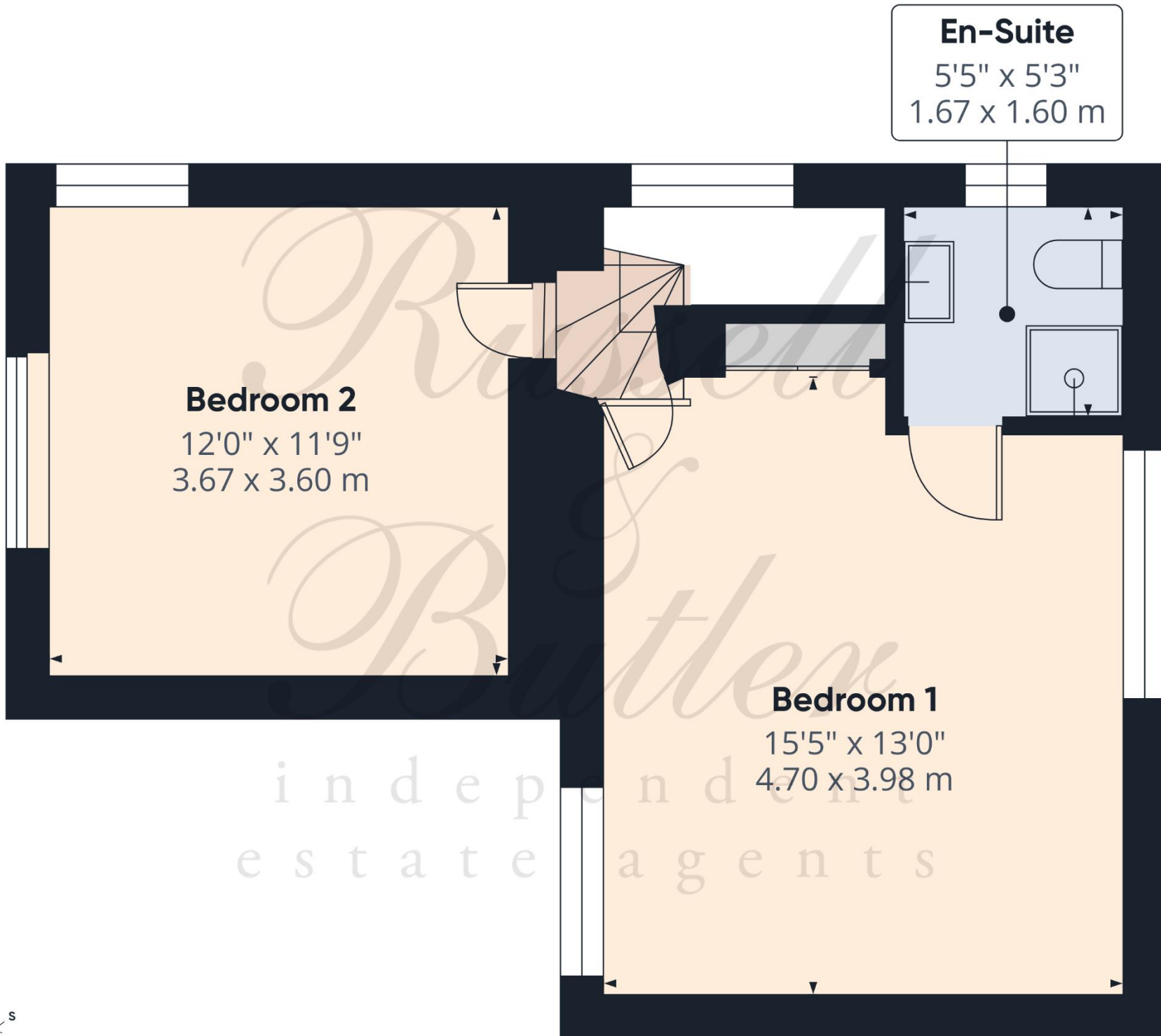
81 m²

(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





Approximate total area⁽¹⁾

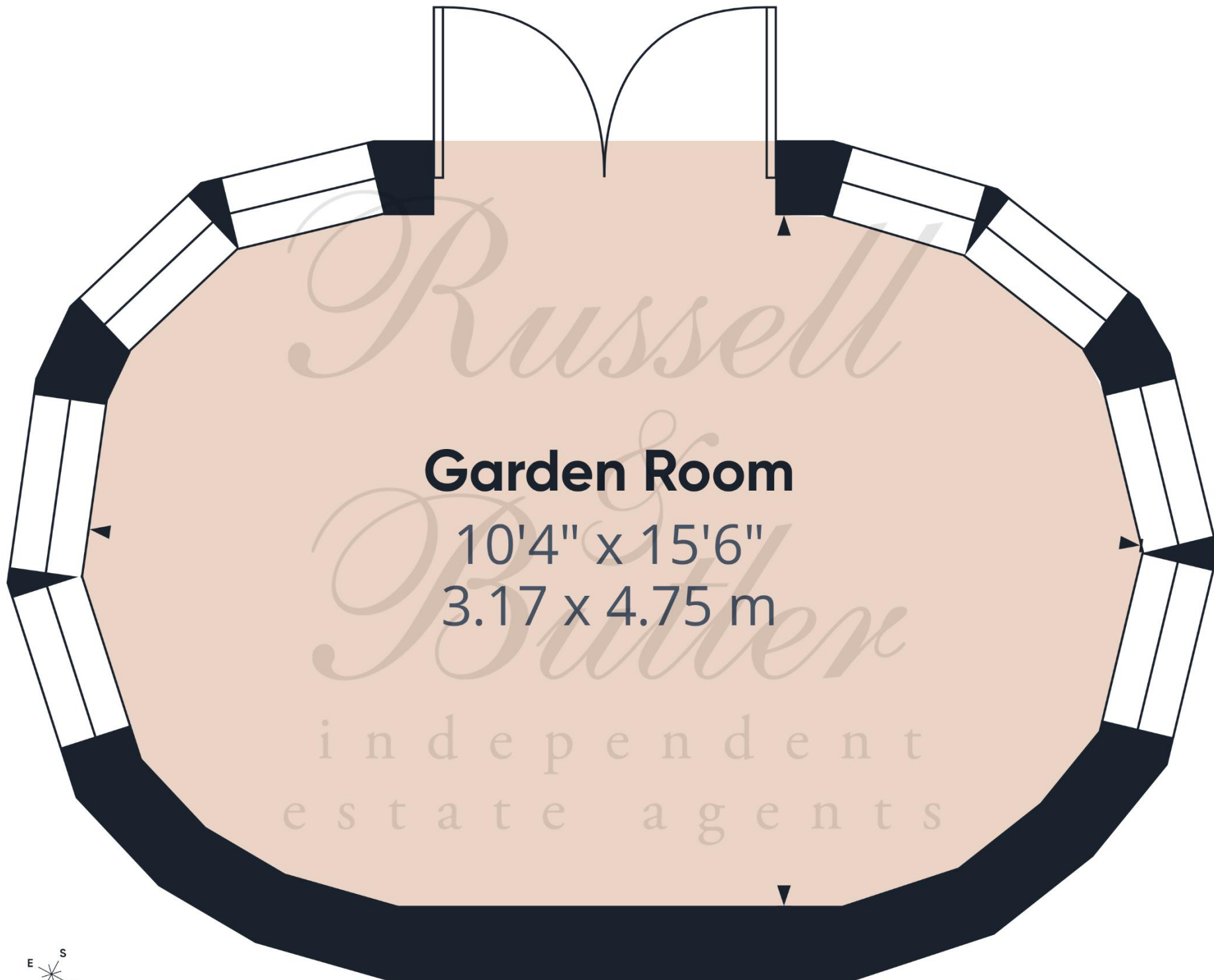
375 ft²

34.9 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⁾

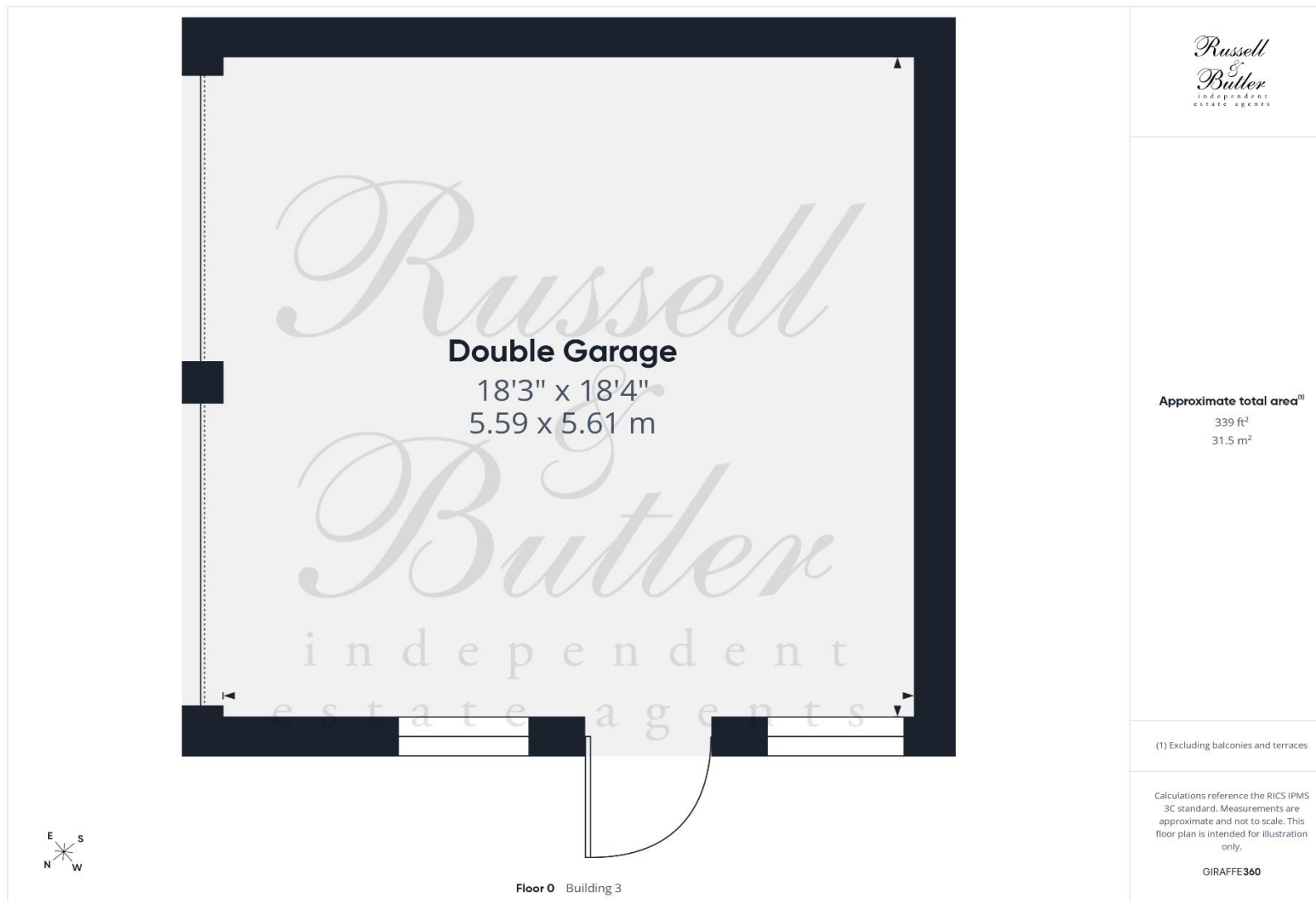
142 ft²

13.2 m²

(1) Excluding balconies and terraces

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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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