

Russell & Butler

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

t: 01280 815999 e: sales@russellandbutler.com



Little Horwood Road, Great Horwood, MK17 0QE

Asking Price £799,995 Freehold

For sale with no upper chain, a rare opportunity to purchase this three bedroom detached property with a large garden and approx 3.5 acres of paddock land. The property benefits from a gated driveway at the front and further gates to the side with vehicular access leading to the paddock land at the rear. The property offers a huge amount of potential and consists of: Entrance hall, dual aspect sitting room, kitchen, utility area/boot room, dining/study/playroom, first floor landing, bedroom one with ensuite, two further good sized bedrooms and family bathroom. To the outside there is a large driveway at the front, car port leading to a garage (converted into a work room) and a good sized rear garden. For further information please call us on 01280 815999. Freehold. Energy rating E. NO UPPER CHAIN.



Entrance

Door to;

Entrance Hall

6' 5" X 15' 9" (1.96m X 4.81m)

Stairs rising to first floor, coving to ceiling, inset downlighters.

Cloakroom

9' 10" X 3' 5" (3.02m X 1.05m)

White suite of low level wc, pedestal wash hand basin, ceramic tiling to splash areas, radiator, Upvc double glazed window to side aspect, under stairs storage cupboard.

Sitting Room

28' 4" X 15' 10" (8.65m max x 4.83m max, 3.80m min)

Dual aspect room with double glazed window to front aspect, double glazed French doors to patio and rear garden, wall light points, coving to ceiling, radiators, feature brick fireplace with stove bottled gas fire.

Kitchen

13' 4" X 9' 8" (4.08m X 2.95m)

Fitted to comprise inset one and a quarter sink unit with mono bloc mixer tap, cupboard under, a range of wall, drawer and base units, work tops over with co-ordinating splash back, built in double electric oven, ceramic hob with extractor hood over, integrated fridge, space for dishwasher, radiator, coving to ceiling, Upvc double glazed window to rear aspect, two Upvc double glazed windows to side aspect, door to;

Utility Area/Boot Room

Space and plumbing for washing machine, space and vent for tumble dryer, door to side, window to rear aspect, window to front aspect.

Dining Room/Study/Playroom

11' 3" X 9' 11" (3.45m X 3.03m)

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

First Floor Landing

Double width airing cupboard with linen shelves as fitted, access to loft space, coving to ceiling.

Bedroom One

17' 0" X 10' 0" (5.20m Max to Bay x 3.06m)

Upvc double glazed window to front aspect, radiator, coving to ceiling. inset downlighters. two built in double width wardrobes.

En-suite

Coloured suite of fully tiled shower cubicle with shower as fitted, pedestal wash hand basin, low flush wc, radiator, ceramic tiling to splash areas, Upvc double glazed window to rear aspect, inset downlighters, coving to ceiling.

Bedroom Two

13' 6" X 12' 7" (4.12m x 3.85m Max to bay)

Upvc double glazed window to front aspect, radiator, a range of built in wardrobes with hanging rail and shelving as fitted, inset downlighters, coving to ceiling.

Bedroom Three

11' 8" X 9' 1" (3.57m X 2.79m)

Upvc double glazed window to rear aspect, radiator, coving to ceiling.

Family Bathroom

White suite of ball and claw free standing bath, wash hand basin with cupboard under, mirrored vanity cupboard over sink, low flush wc, walk in shower with shower as fitted, inset downlighters, full height tiling to all walls, Upvc double glazed window to rear aspect.

Outside

Front Aspect

Tarmac driveway providing off road parking for several vehicles, double gates leading to vehicular track leading to paddock land.

Rear Garden

Laid mainly to lawn with established shrub, apple tree and tree planting, paved patio area, outside tap, outside lighting, oil storage tank, gate leading to track located at side of property.

Car Port

For several vehicles, carport leads to;

Garage (Converted into Workroom)

19' 0" X 11' 7" (5.80m X 3.54m)

Remaining garage used for storage with door to front (5.00m x 1.41m)

Please note the owner has used this as a work room, the garage door remains, the dry lining behind could easy be removed. A double glazed window to rear aspect, one window to side aspect, two radiators, light and power connected, cupboard housing oil fired boiler supplying both domestic hot water and radiator central heating.

Gated Track

Gated track located at the side of property leading to paddock land.

Please note: There is a pedestrian right of way for number 9 Little Horwood road, the right of way is from the double gates to number 9's garden gate).

Paddock Land

Located at rear of property, approx 3.5 acres.

Please Note

EPC Rating: E.

Council Tax Band: F.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Oil central heating.

BROADBAND/MOBILE COVERAGE: Standard, Superfast & Ultrafast broadband available. Offering highest speeds of 1000Mbps download and 100Mbps 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: On driveway.

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

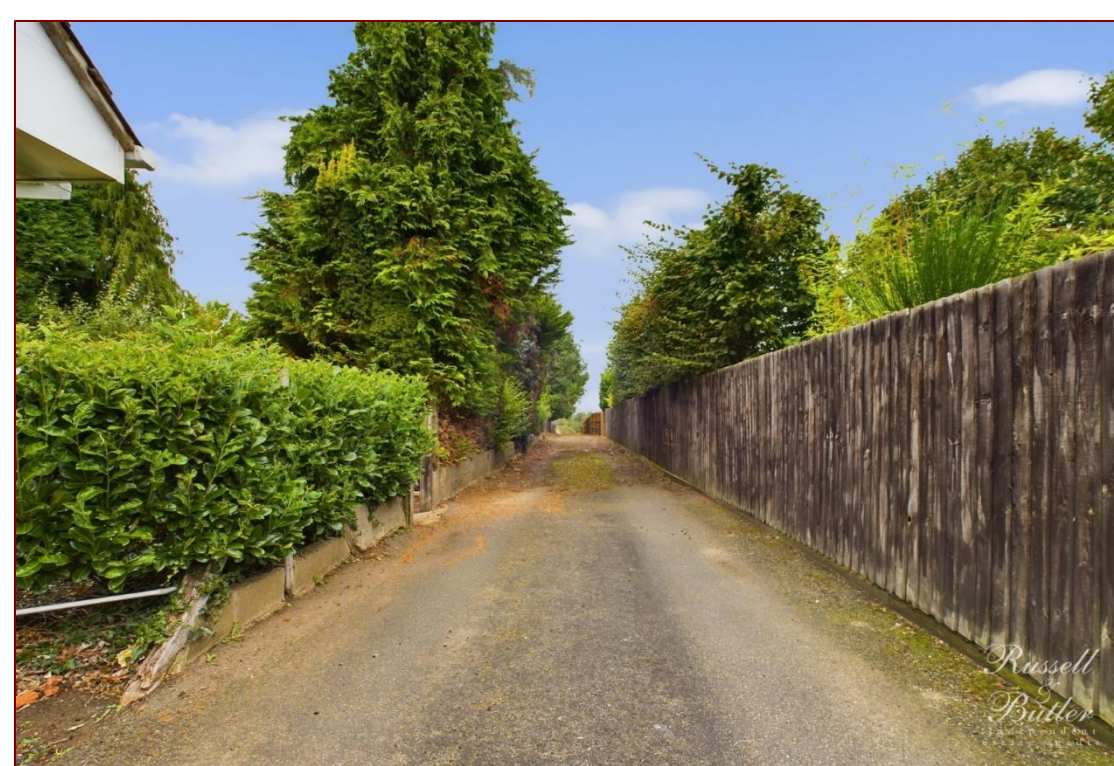
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they place often get exclusive rates not available to others too. Please contact us for further information.





Russell
&
Butler







Approximate total area⁽¹⁾

799.22 ft²

74.25 m²

Reduced headroom

15.82 ft²

1.47 m²

(1) Excluding balconies and terraces

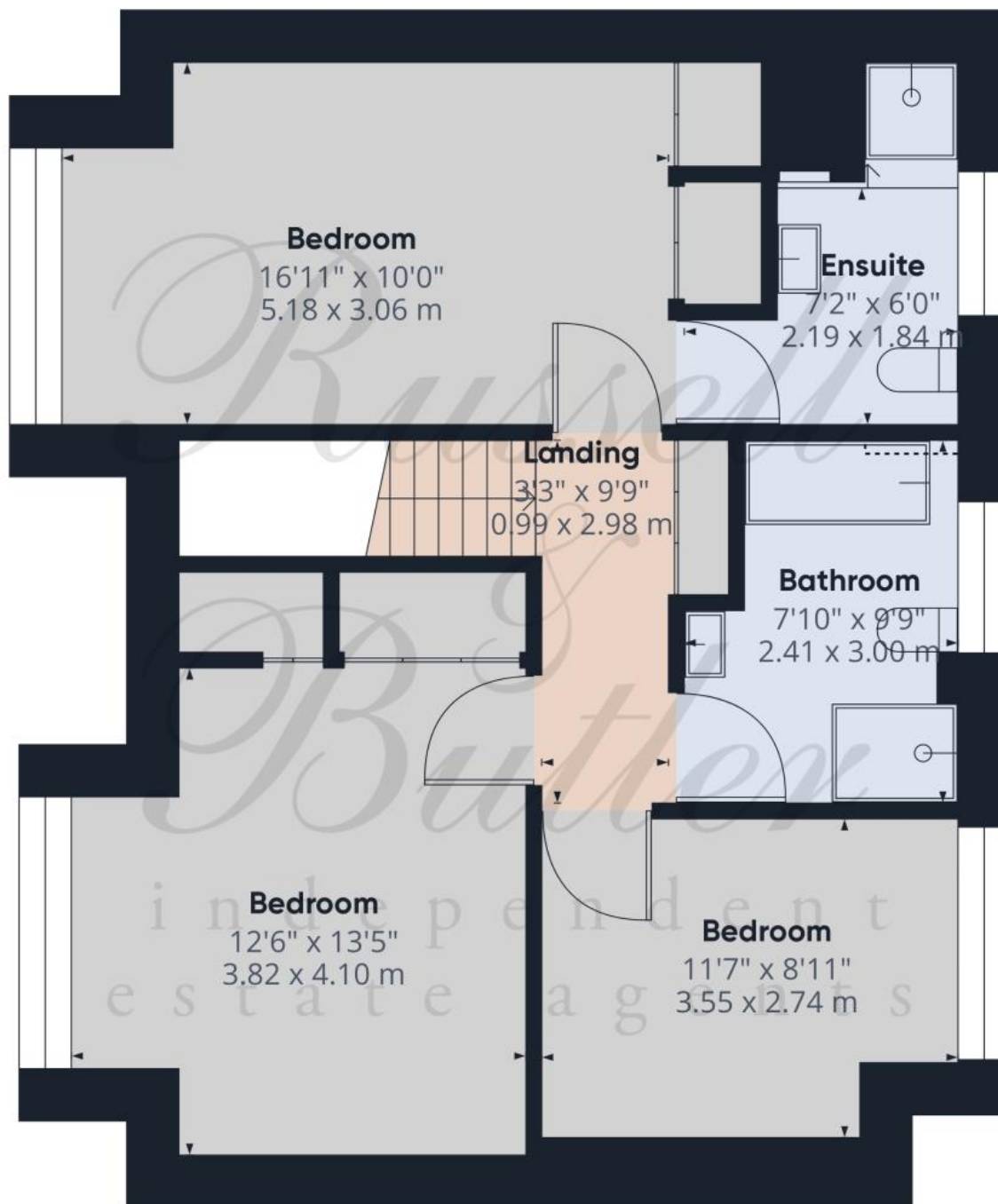
Reduced headroom

----- Below 5 ft/1.5 m

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 are based on RICS IPMS 3C standard.

GRAFFE 360



Approximate total area⁽¹⁾

613.65 ft²

57.01 m²

Reduced headroom

0.65 ft²

0.06 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 are based on RICS IPMS 3C standard.

GIRAFFE360



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.

Visit us online: www.russellandbutler.com

