

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

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OPEN 7 DAYS A WEEK

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& Butler*
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Garden Cottage, Main Street, Maids Moreton, MK18 1QW

Asking Price £695,000 Freehold

A charming four double bedroom character cottage located on the main street in the desirable village of Maids Moreton and offered for sale with no onward chain. The property offers a wealth of character features that include an inglenook fireplace, exposed beams and timbers and a generous size rear garden with a garden annex/studio. Accommodation comprises: entrance hall, cloakroom, sitting room with inglenook fireplace, dining room, kitchen/breakfast room and conservatory. On the first floor an 'L' shaped landing with feature stained glass window leads to the four bedrooms and family bathroom with white suite and separate shower. The detached annex/studio offers flexible use with a mezzanine level with picture windows overlooking the garden and a shower room. Cottage style garden to the front and gravel driveway to the side for several vehicles and good size mature gardens to the rear with large paved patio. EPC rating awaited. Council tax band E.



Entrance

Sealed unit double glazed door to:

Sitting Room

17' 4" X 14' 3" (5.29m Plus Recess x 4.35m Max)

Having the advantage of an attractive "Inglenook" fireplace with timber Bressumer, Spice shelves, wood burner, stone hearth, exposed timbers, sealed unit double glazed window to front aspect, radiator, wall light points, ledge and brace door to:

Dining Room

14' 1" X 9' 6" (4.3m Max x 2.9m)

Access to cellar, double panel radiator, exposed beams, meter cupboard, sealed unit double glazed window to front aspect, ledge and brace door to kitchen.

Cellar

Light connected.

Kitchen

17' 0" X 11' 3" (5.19m x 3.44m Max)

A shaker style kitchen with inset "Butler" sink unit, a further range of base and eyelevel units providing work and storage space, integrated dishwasher, plumbing for automatic washing machine, open original fireplace with timber Bressumer and bread oven, range cooker with gas hob and oven, breakfast bar, two sealed unit double glazed windows to side aspect, exposed timbers, meter cupboards, large radiator, tiled floor, door to rear hallway, stable door to:

Conservatory

9' 0" X 8' 10" (2.75m Max x 2.71m)

A Upvc conservatory with French door to rear garden, half height panelling to two walls, wall light point, tiled floor.

Rear Hallway

Stone floor, stairs rising to first floor, step up to further area, radiator, sealed unit double glazed window to rear aspect, sealed unit double glazed door to rear garden.

Cloakroom

Low level wc, pedestal wash hand basin, sealed unit double glazed window to rear aspect, stone flooring.

First Floor Landing

Access to bedrooms, radiator, two storage cupboards, exposed beams, decorative glazed window to side aspect.

Bedroom One

14' 6" X 8' 8" (4.42m x 2.66m plus recess)

Exposed beams, radiator, sealed unit double glazed window to front aspect.

Bedroom Two

11' 8" X 8' 8" (3.57m X 2.66m)

Storage cupboard housing gas fired boiler supplying both domestic hot water and radiator central heating, radiator, access to loft space, sealed unit double glazed window to rear aspect.

Bedroom Three

9' 4" X 8' 4" (2.85m X 2.56m)

Exposed beams, radiator, sealed unit double glazed window to front aspect.

Bedroom Four

8' 5" X 8' 2" (2.59m X 2.49m)

Exposed beam, radiator, sealed unit double glazed window to front aspect.

Family Bathroom

8' 3" X 6' 4" (2.54m X 1.95m)

A white suite of panel bath with mixer tap, fully tiled shower cubicle, pedestal wash hand basin with mixer tap, low level wc, towel radiator, sealed unit double glazed window to rear aspect, downlighters, full and half height tiling to water sensitive areas.

Studio

A lovely self contained studio. A mezzanine level with superb glazed picture window to rear garden, under stairs storage, glazed door to garden, Velux windows, cupboard housing gas fired boiler supplying both domestic hot water and gas to radiator central heating, two radiators, central heating thermostat.

Shower Room

Fully tiled walk in shower with shower as fitted, low level wc with concealed cistern, pedestal wash hand basin, tiling to all walls.

Outside

Front Garden

Pathway leading to property entrance, cottage style garden with lavender and ornamental plants, driveway providing off road parking for several vehicles with electric car charging point.

Rear Garden

The rear garden is laid mainly to lawn with flower and shrub beds, various ornamental fruit trees, three timber sheds, large terrace area, outside water supply.

Please Note

EPC Rating: TBC. Council Tax Band: E.

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 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: Driveway parking.

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.





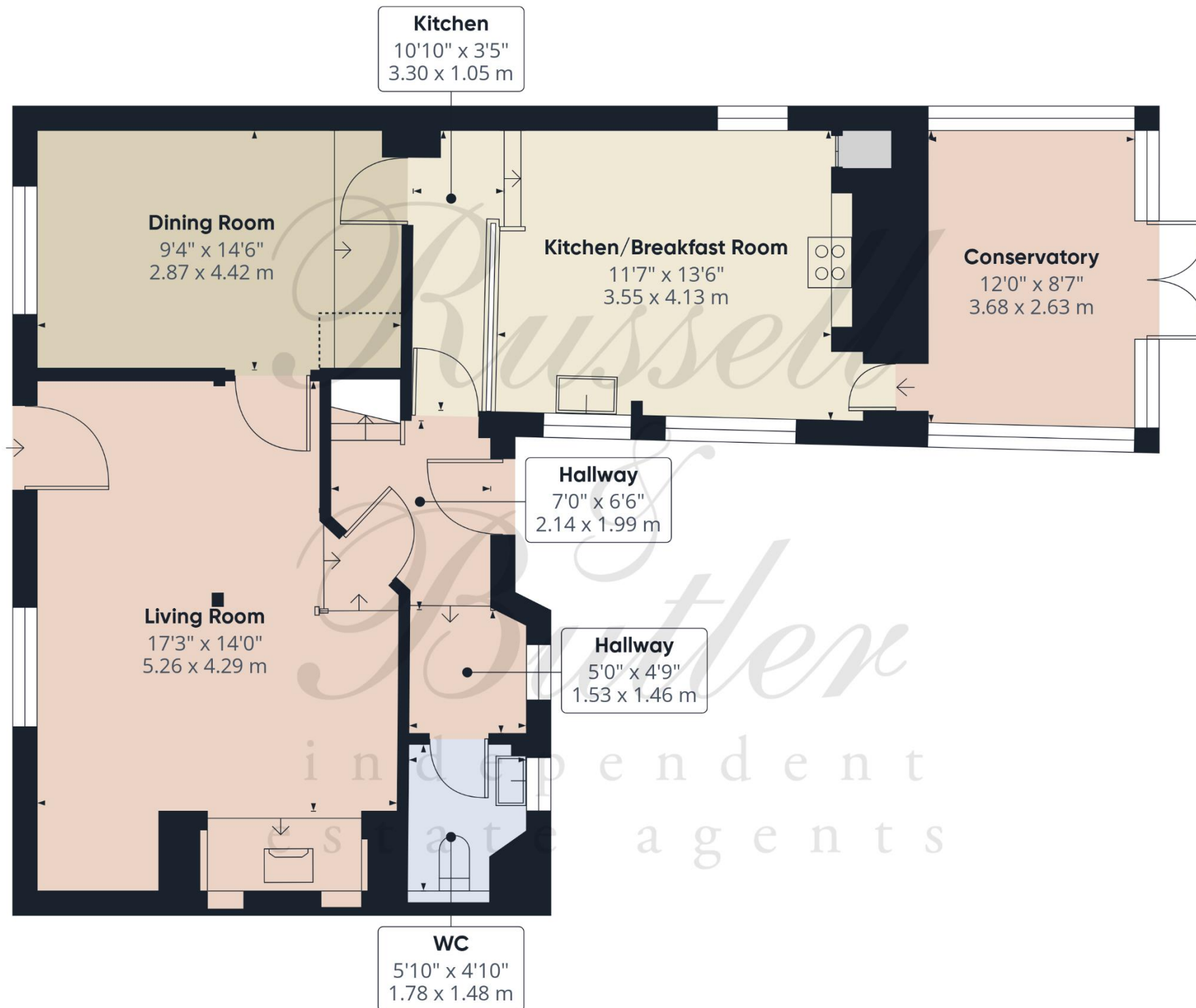
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Approximate total area⁽¹⁾

818 ft²

76 m²

Reduced headroom

6 ft²

0.6 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⁾

568 ft²

52.8 m²

Reduced headroom

33 ft²

3 m²

(1) Excluding balconies and terraces

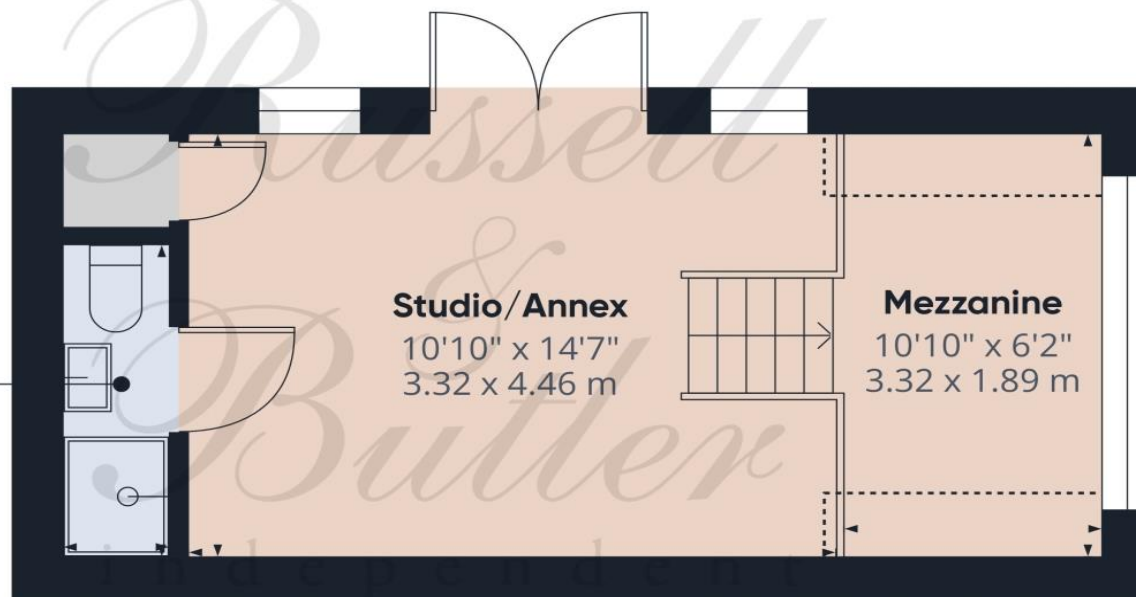
Reduced headroom

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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Shower Room
8'3" x 2'8"
2.51 x 0.83 m



Studio/Annex
10'10" x 14'7"
3.32 x 4.46 m

Mezzanine
10'10" x 6'2"
3.32 x 1.89 m

Approximate total area⁽¹⁾

271 ft²
25.1 m²

Reduced headroom

20 ft²
1.8 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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Floor 0 Building 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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