

Russell & Butler
independent estate agents

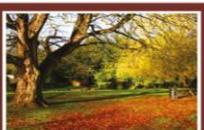
1 West Street, Buckingham, Buckinghamshire, MK18 1HL
OPEN 7 DAYS A WEEK
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Lucas Cottages, Main Street, Tingewick, MK18 4NW

Asking Price £525,000 Freehold

Located in the village of Tingewick this very well presented four bedroom cottage with a wealth of character features and south facing rear gardens. The accommodation in brief, entrance hall, generous size sitting room with feature brick fireplace and wood burner, a fabulous re-fitted kitchen/dining room with feature Aga, granite worksurfaces, breakfast bar and an extensive range of built in units and glass fronted display cabinets, French doors that lead out onto the garden and useful lobby/boot room. On the first floor, the landing leads to the master bedroom with built in wardrobes and en suite shower room, two further double bedrooms and the family bathroom with roll top bath, on the second floor another double bedroom with eaves storage cupboards. The south facing rear garden is laid mainly to lawn with decked seating area and has two brick built stores/workshops and there is off road parking and single garage.



Entrance

Part glazed door to entrance hall.

Entrance Hall

Stairs rising to first floor, traditional cast iron style radiator, Quarry tiled floor, arch brace and latch door to:

Sitting Room

21' 4" X 13' 9" (6.51m X 4.21m)

A generous size sitting room with feature fireplace with brick and tiled hearth with wood burning stove, exposed timbers and beams, double glazed Sash window to front aspect, two traditional cast iron radiators, wall light points, inset bookshelf, Karndean flooring, brace and latch door to:

Kitchen

21' 10" X 8' 9" (6.68m X 2.67m)

A fabulous refitted kitchen which is fitted to a High specification with inset ceramic sink unit with mono bloc mixer tap, cupboard under, further range of wall/drawer and base units, Granite worktops over, breakfast bar with storage under and Granite work tops, further range of glass fronted display cabinets, exposed timbers, inset downlighters, ceramic tiled floor, Upvc double glazed door to boot room, Upvc double glazed window to side and rear aspects, Velux window, space and plumbing for washing machine, space for fridge freezer, built in plate rack and wine holder, inset dishwasher, double glazed window to rear aspect.

Boot Room

8' 3" X 3' 1" (2.52m X 0.94m)

Useful boot and cloaks storage area with Upvc double glazed door to rear garden, tiled flooring.

First Floor Landing

Stairs rising to second floor, exposed beams and timbers, traditional cast iron radiator.

Bedroom One

16' 7" X 12' 0" (5.07m X 3.66m)

Benefitting from a range of built in wardrobes with drawers under, double glazed window to rear aspect, traditional cast iron radiator, inset down lighters, storage cupboard, airing cupboard housing hot water tank, door to en-suite.

En-Suite

8' 3" X 4' 9" (2.52m X 1.46m)

Fully tiled walk in shower cubicle with shower as fitted (replaced January 2026), glazed screen, pedestal wash hand basin, WC with high cistern, chrome ladder radiator, ceramic tiling to splash areas, inset downlighters, double glazed window to front aspect.

Second Floor Bedroom Two

13' 2" X 10' 7" (4.02m X 3.23m)

Velux window, eaves storage space, radiator, exposed timbers.

Bedroom Three

10' 0" X 8' 1" (3.07m X 2.48m)

Double glazed window to rear aspect, exposed timbers, traditional cast iron radiator, inset downlighters.

Bedroom Four

7' 11" X 11' 0" (2.43m X 3.37m)

Double glazed window to front aspect, wall light points, traditional cast iron radiator, exposed wooden flooring, feature brick fireplace, built in storage cupboard, exposed beams.

Family Bathroom

6' 10" X 5' 10" (2.10m X 1.79m)

White suite of roll top bath tub, pedestal wash hand basin, WC with high cistern, half height ceramic tiling to walls, tiled flooring, chrome ladder radiator towel rail, inset shelving recess.

Front Aspect

Off road parking to the front, gated rear access.

Garage

13' 9" X 8' 5" (4.20m X 2.59m)

Electric roller door, power and light connected, wall mounted gas fired boiler.

Rear Garden

A fully enclosed south facing rear garden, laid mainly to lawn with decked entertaining patio area, pathway leading to two brick useful store/workshops with shingle area and brick built BBQ, gated side and front access.

Outbuildings

Two brick workshops/stores which are ideal garden storage/dog kennels or potential to convert to a garden office or studio light and power connected.

Workshop/Store

18' 11" X 8' 11" (5.79m X 2.74m)

Store/Workshop Two

10' 0" X 6' 6" (3.07m X 2.00m)

Please Note

EPC Rating: D. Council Tax Band: E.

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

Please note that the property has historically had some minor water ingress, the owners advise that they have no difficulty in obtaining house insurance or a mortgage. Improvements have been made to prevent this reoccurring, the culvert has been cleared out, and the local authority regularly clear the drains, last flooded 2023.

BROADBAND/MOBILE COVERAGE: Standard, Superfast and 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).

Parking: Parking to front of property.

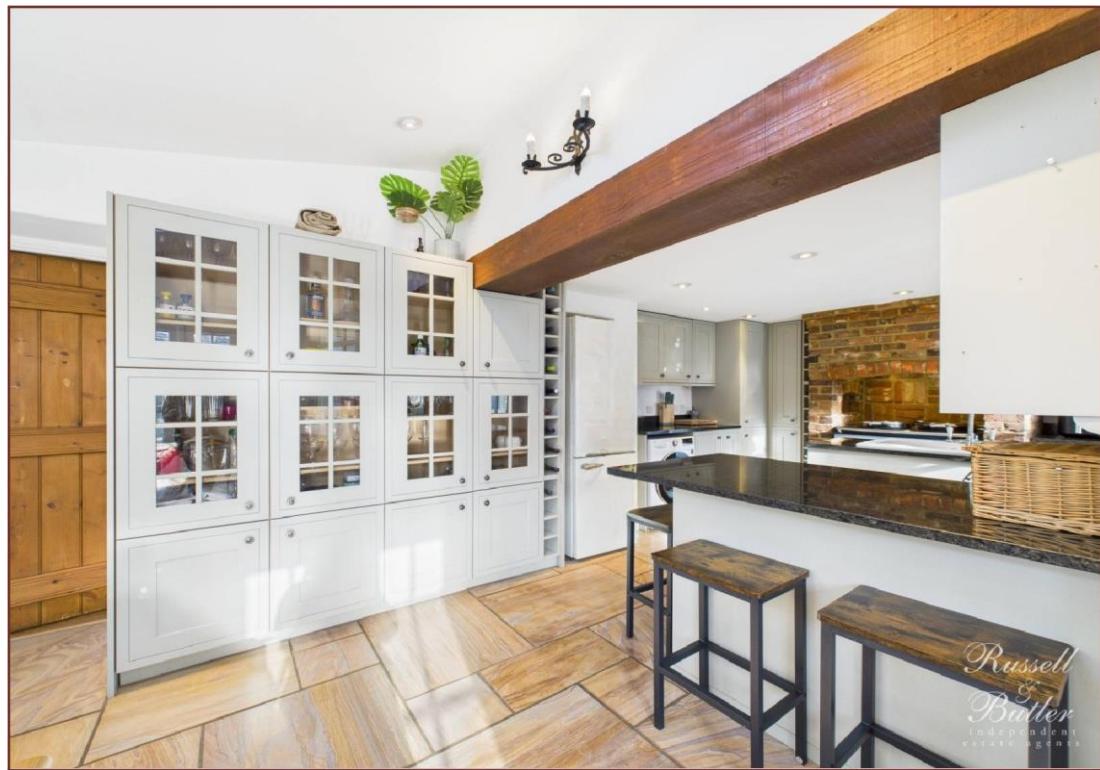
Measurements on floor plan are approximate due to amongst other things wall thickness etc. These are therefore not to be relied on.

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.

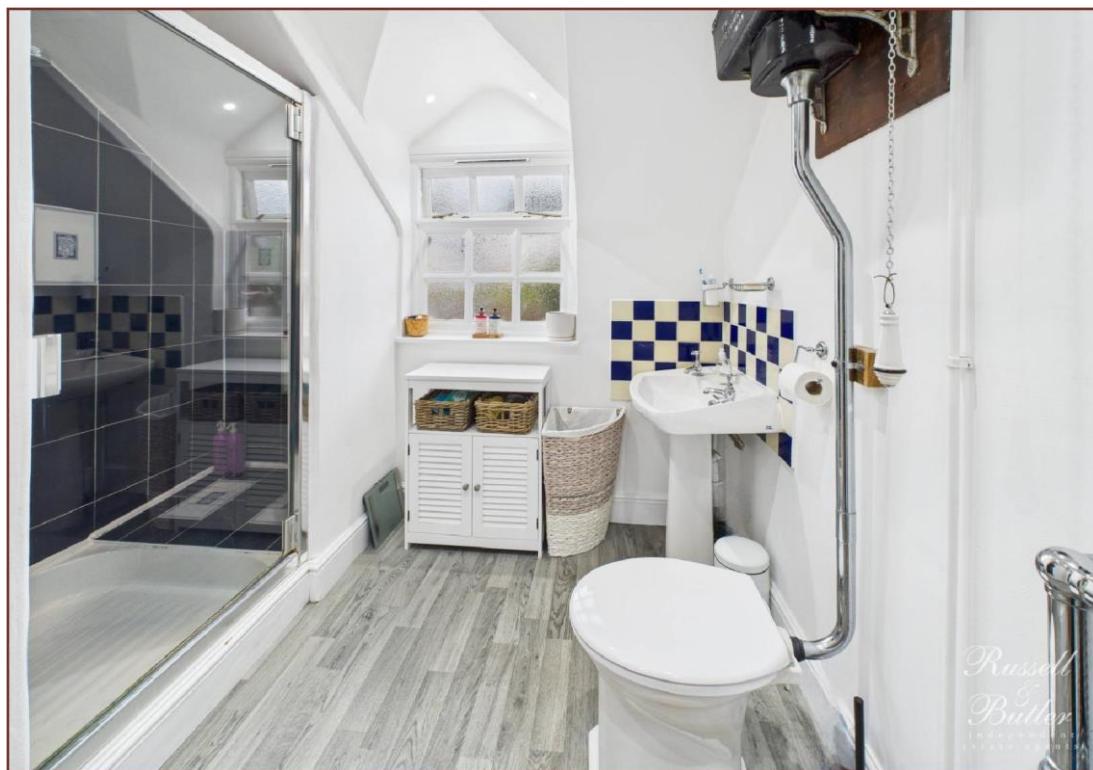
Tingewick

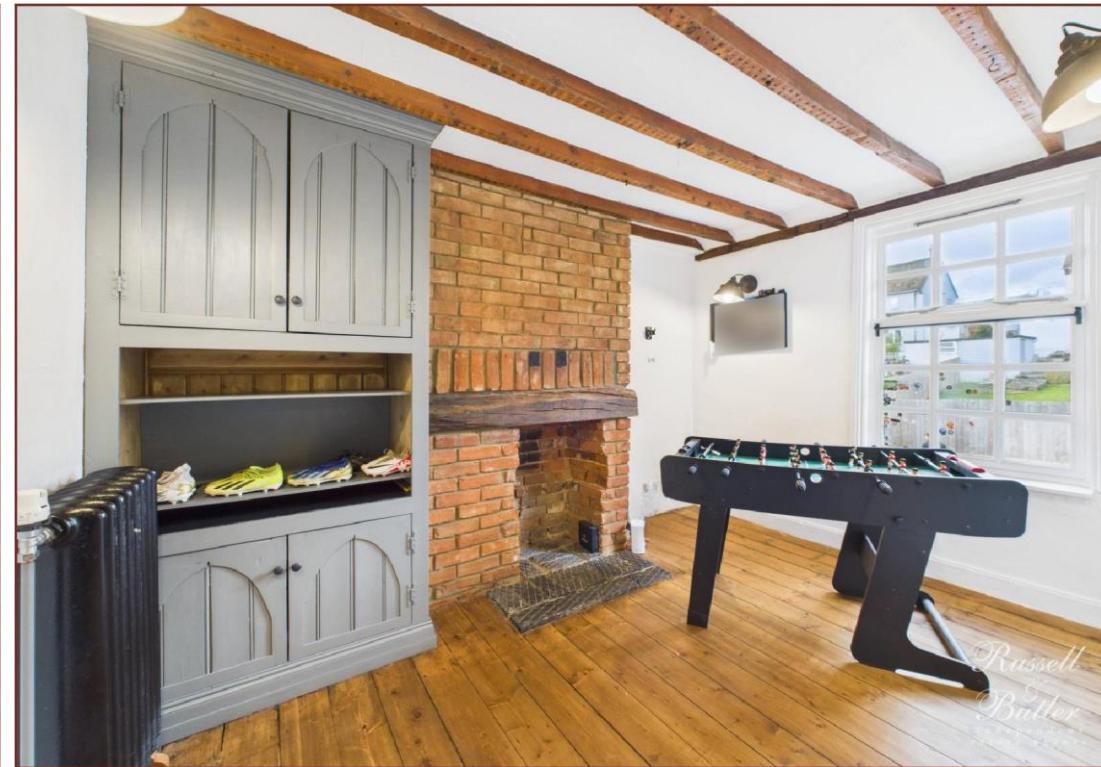
The village of Tingewick has a church, primary school, shop/post office, village hall which provides lots of activities for the local residents and a recreational playground. The property is in catchment for both Buckingham Secondary and the Royal Latin School in Buckingham.





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Approximate total area⁽¹⁾

667 ft²

61.9 m²

Reduced headroom

14 ft²

1.3 m²

(1) Excluding balconies and terraces

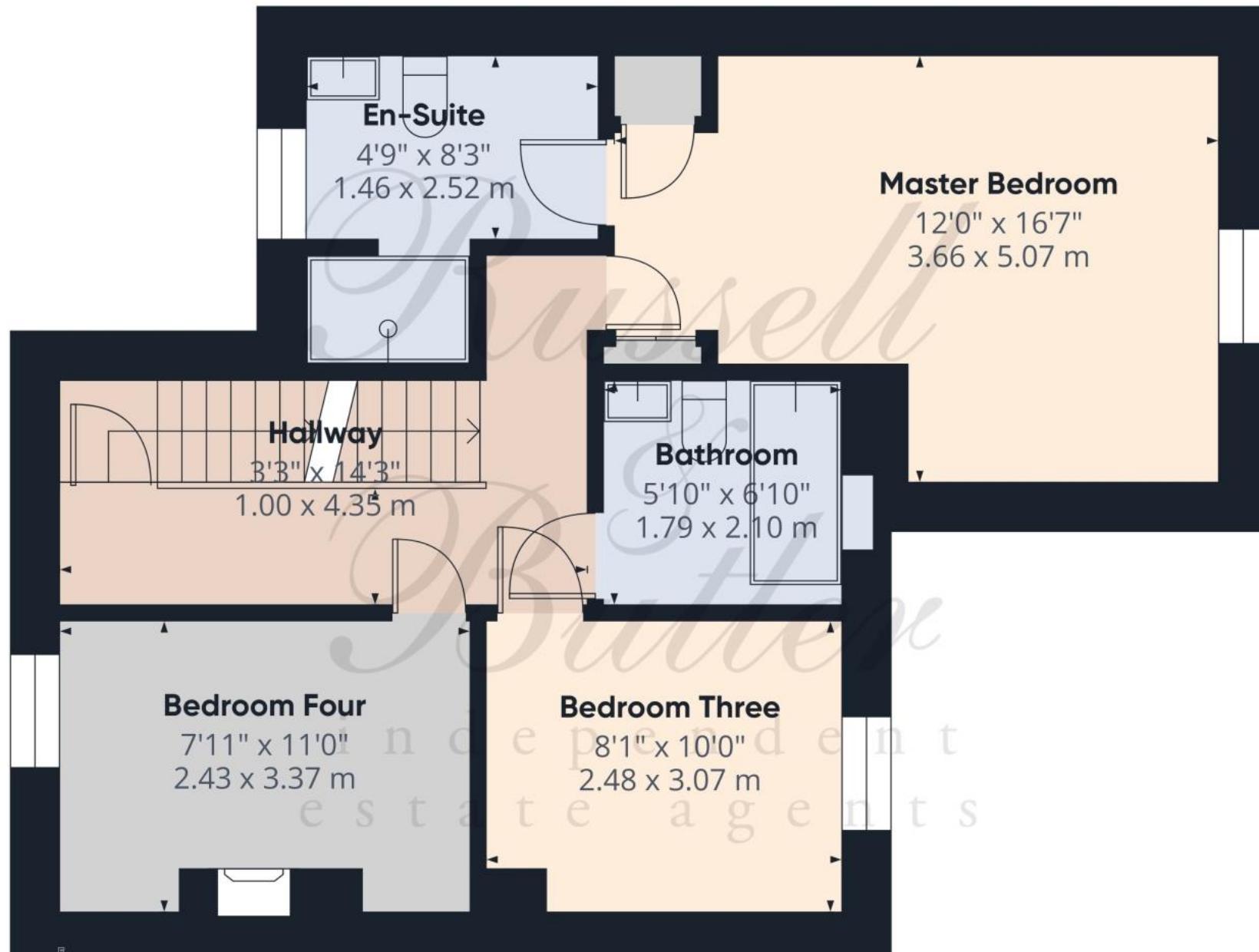
Reduced headroom

..... 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

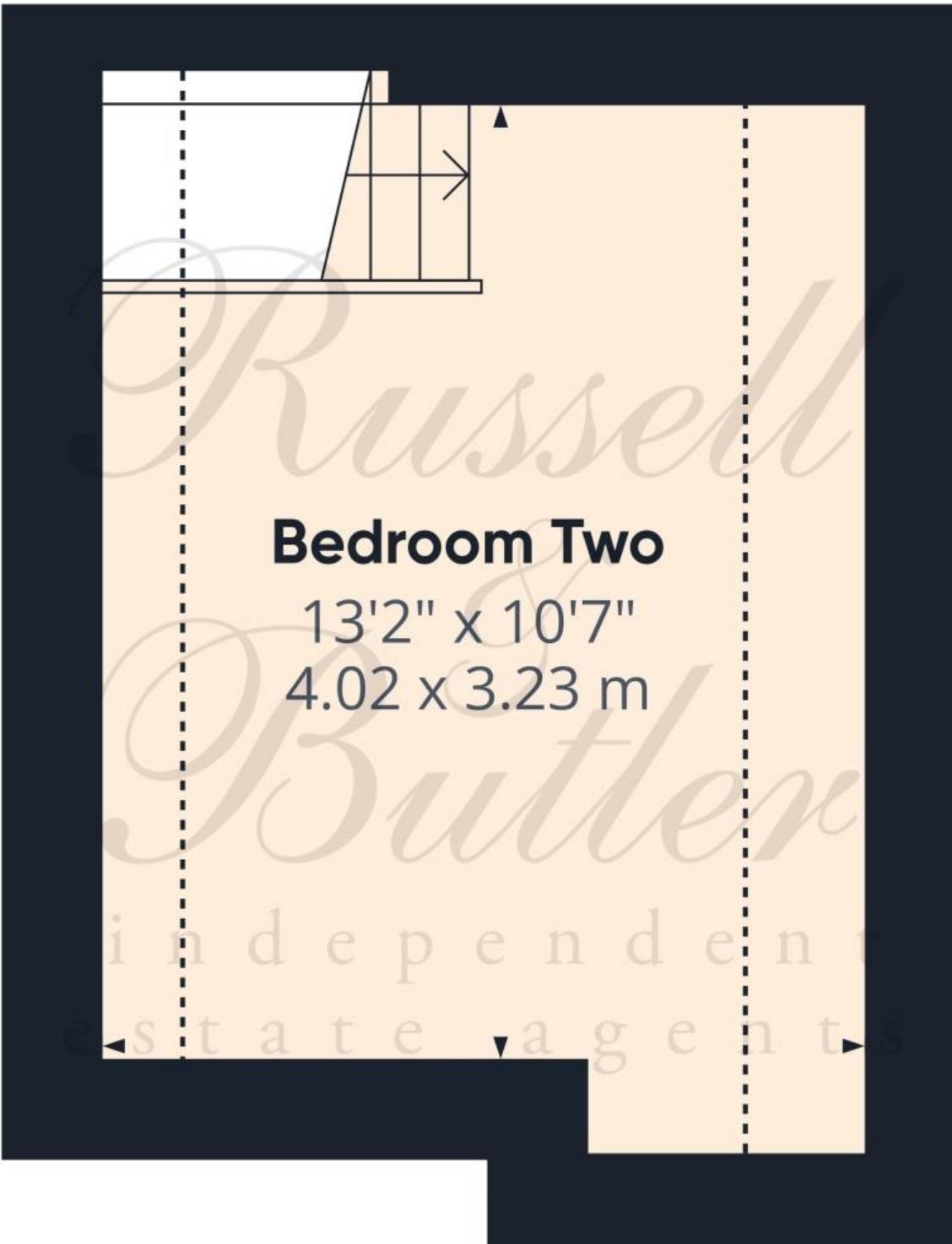
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Approximate total area⁽¹⁾
498 ft²
46.2 m²

(1) Excluding balconies and terraces

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Approximate total area⁽¹⁾

130 ft²

12.1 m²

Reduced headroom

37 ft²

3.5 m²

(1) Excluding balconies and terraces

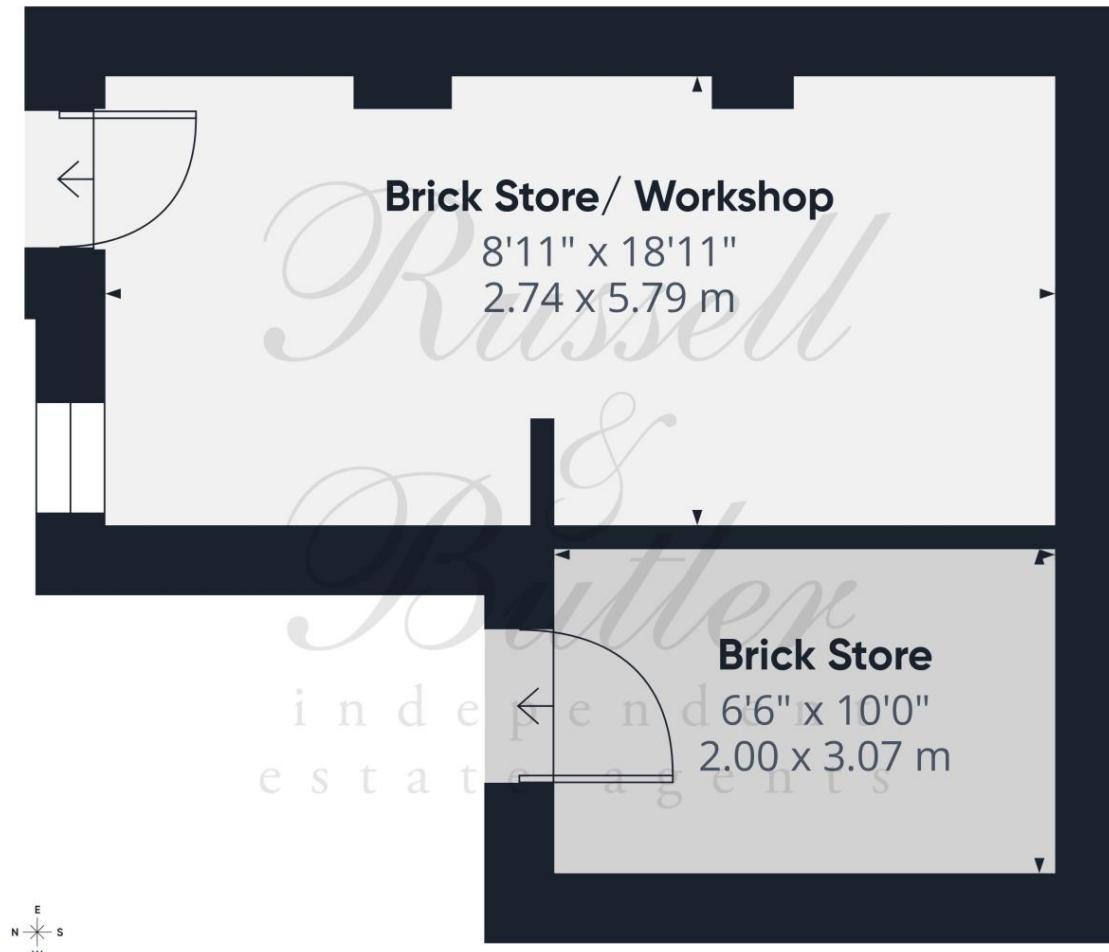
Reduced headroom

..... Below 5 ft/1.5 m

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Approximate total area⁽¹⁾
233 ft²
21.6 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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