

*Russell & Butler*

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

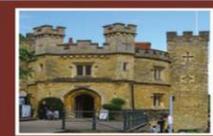
t: 01280 815999 e: [sales@russellandbutler.com](mailto:sales@russellandbutler.com)



# Cotswolds Way, Calvert, MK18 2FJ

## Asking Price £550,000 Freehold

A five double bedroom detached, three storey town house approx. 2,300 sq ft (including the garage) and positioned on a corner plot overlooking an open green. The spacious and flexible accommodation comprises: entrance hall with large cloaks cupboard, dual aspect sitting room with French doors leading out onto the patio, dining room, kitchen/breakfast, separate utility room and cloakroom. On the first floor; master bedroom with dressing room and en-suite shower room, two further double bedrooms and the four piece family bathroom, on the second floor; two generous double bedrooms benefitting from a 'Jack & Jill' shower room. Detached double width garage with double width parking and a good size rear garden laid mainly to lawn with several seating areas. The property benefits further from solar panels (owned) gas to radiator central heating and Upvc double glazing. EPC rating D. Council tax band F.



*Russell & Butter*  
independent  
estate agents

### **Entrance**

Upvc double glazed door to entrance hall.

### **Entrance Hall**

Stairs rising to first floor, coving to ceiling, large under stair storage cupboard.

### **Cloakroom**

White suite of low level wc, wall mounted wash hand basin, radiator, ceramic tiled floor.

### **Sitting Room**

Dual aspect sitting room with Upvc double glazed window to front aspect, Upvc double glazed patio doors to rear garden, coving to ceiling, feature fireplace with gas fire as fitted, two radiators.

### **Dining Room**

*11' 1" X 9' 9" (3.38m X 2.98m)*

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

### **Kitchen/Breakfast Room**

*13' 1" X 10' 11" (4.01m X 3.33m)*

Fitted to comprise a range of wall/drawer and base units with work tops over, ceramic tiling to splash areas, inset one and a quarter stainless steel sink unit with mono bloc mixer tap, space and plumbing for dishwasher, space for range cooker, extractor hood over, Upvc double glazed window to rear aspect, ceramic tiled floor, radiator, door to utility room.

### **Utility Room**

*6' 0" X 5' 6" (1.84m X 1.70m)*

Inset stainless steel sink unit with mono bloc mixer tap, cupboard under, work top over, storage cupboard, wall mounted gas fired boiler supplying both domestic hot water and gas to radiator central heating, ceramic tiling to splash areas, ceramic tiled floor, part glazed door to rear garden.

### **First Floor Landing**

Stairs rising to second floor, Upvc double glazed window to front aspect, coving to ceiling, radiator, airing cupboard housing hot water tank.

### **First Floor Master Bedroom**

*13' 1" X 11' 5" (4.01m X 3.50m)*

Upvc double glazed window to front aspect, coving to ceiling, radiator, opening through to dressing room.

### **Dressing Room**

*3' 11" X 9' 2" (1.20m X 2.81m)*

With a range of built-in wardrobes, hanging rail and shelving as fitted, radiator, Upvc double glazed window to rear aspect, door to ensuite.

### **En-Suite**

*8' 10" X 5' 3" (2.71m X 1.62m)*

White suite of fully tiled shower cubicle, shower screen as fitted, pedestal wash hand basin, low level wc, half height ceramic tiling to walls, chrome ladder/heater radiator, Upvc double glazed window to rear aspect, extractor fan, light and shaver point.

### **First Floor Bedroom Five**

*9' 9" X 8' 10" (2.98m X 2.70m)*

Upvc double glazed window to front aspect, radiator, wood laminate flooring.

### **First Floor Bedroom Four**

*9' 9" X 13' 3" (2.99m X 4.05m)*

Upvc double glazed window to rear aspect, radiator.

### **Family Bathroom**

*9' 5" X 8' 9" (2.89m X 2.69m)*

White suite of panel bath, low level wc, pedestal wash hand basin, fully tiled shower cubicle with shower as fitted, full and half height ceramic tiling to walls, ladder/heated towel rail, Upvc double glazed window to rear aspect, inset downlighters, light and shaver point.

### **Second Floor Landing**

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

### **Second Floor Bedroom Two**

*22' 2" X 9' 10" (6.77m X 3.00m)*

Upvc double glazed window to front aspect, two radiators, door to Jack & Jill shower room.

### **Jack & Jill Shower Room**

*9' 8" X 7' 10" (2.95m X 2.39m)*

White suite of fully tiled shower cubicle with shower as fitted, low level wc, pedestal wash hand basin, radiator, Velux window, half height ceramic tiling to walls.

### **Second Floor Bedroom Three**

*22' 2" X 9' 10" (6.77m X 3.00m)*

Upvc double glazed window to rear aspect, radiator, door to Jack & Jill shower room.

### **Outside**

#### **Front Garden**

Part enclosed by railings, footpath to property entrance, laid to lawn, gated access to rear garden.

#### **Rear Garden**

Laid mainly to lawn with large paved patio, further decked seating area, additional seating area, outside tap, outside light, personal door to garage, fully enclosed by walls and panel fencing.

#### **Garage**

*18' 7" X 17' 9" (5.66m X 5.42m)*

Double width garage with up and over door, light and power connected, eaves storage space, personal door to rear garden.

#### **Please Note**

EPC Rating: D.

Council Tax Band: F.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas Central heating.

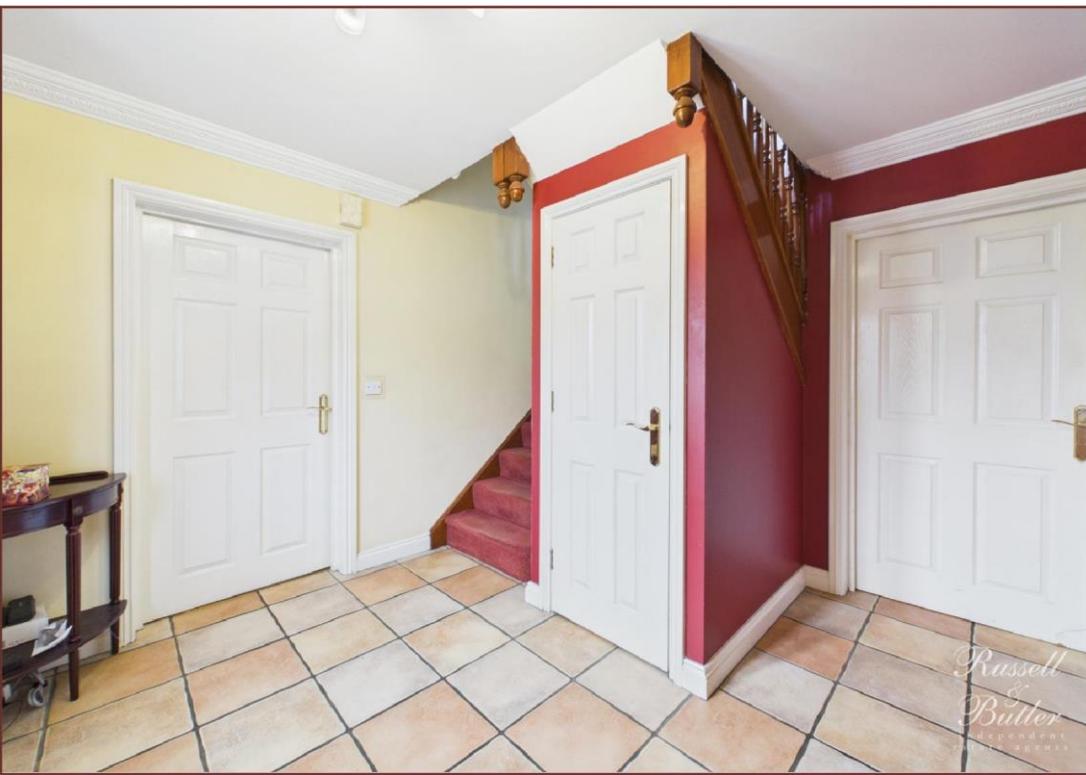
**BROADBAND/MOBILE COVERAGE:** Standard and Ultrafast broadband available. Offering highest speeds of 1000Mbps download and 1000Mbps upload speeds. The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at 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: 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.



Russell  
& Butler  
INDEPENDENT  
ESTATE AGENTS



Russell  
& Butler  
INDEPENDENT  
ESTATE AGENTS



Russell  
& Butler  
INDEPENDENT  
ESTATE AGENTS



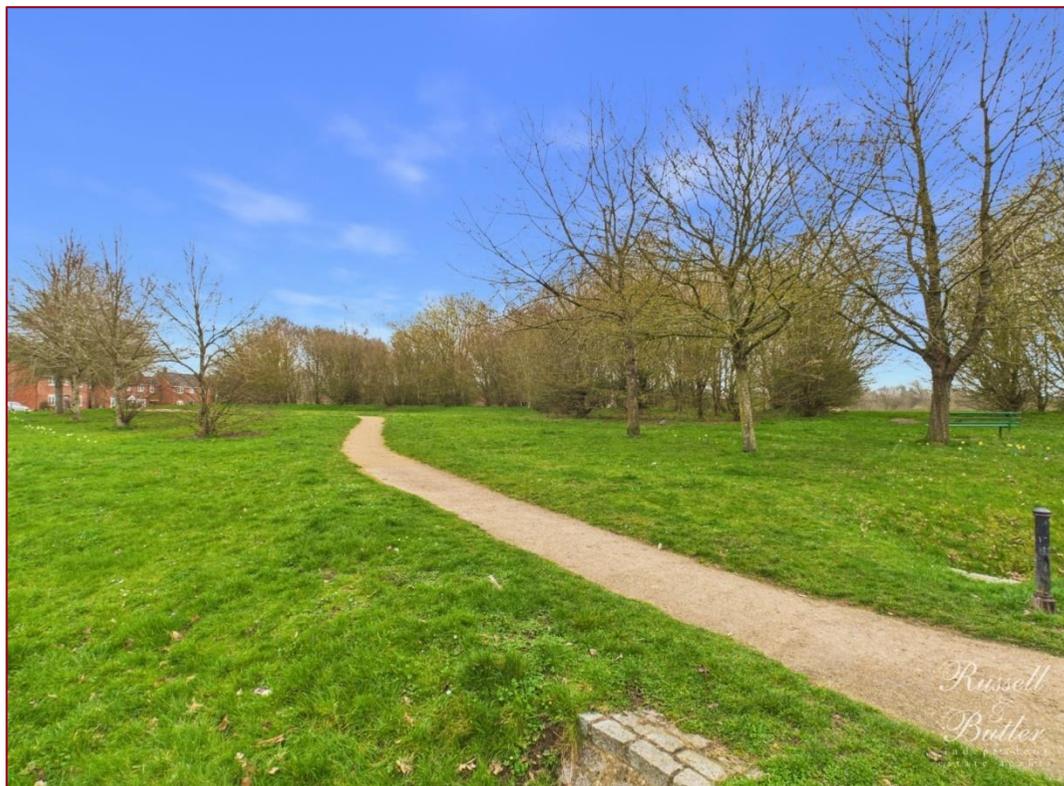
Russell  
& Butler  
INDEPENDENT  
ESTATE AGENTS

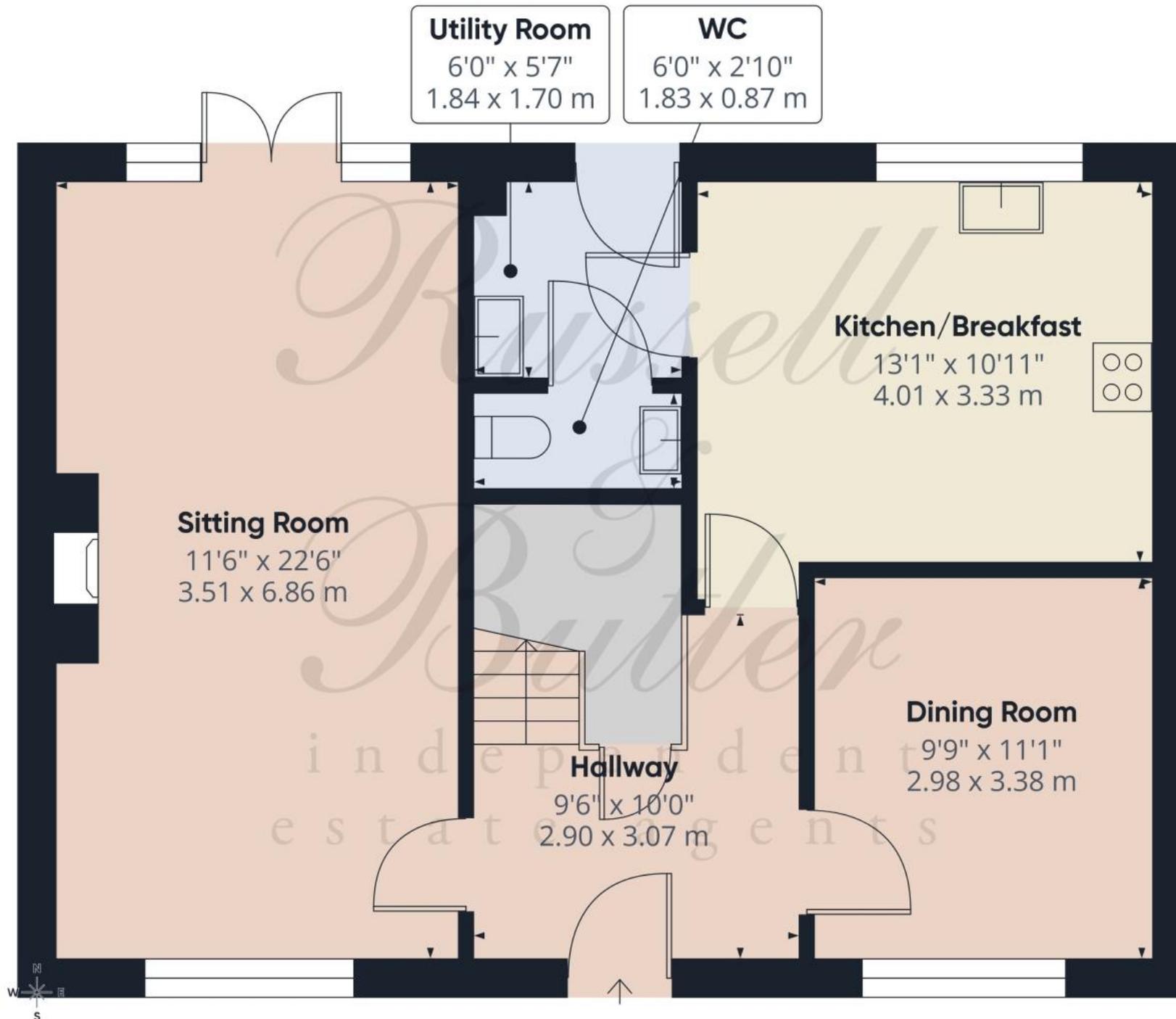












Approximate total area<sup>(1)</sup>  
687 ft<sup>2</sup>  
63.8 m<sup>2</sup>

(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

**Dressing Room**

3'11" x 9'2"  
1.20 x 2.81 m

**En - Suite**

5'3" x 8'10"  
1.62 x 2.71 m

**Bathroom**

9'5" x 8'10"  
2.89 x 2.69 m

**Bedroom**

9'9" x 13'3"  
2.99 x 4.05 m

**Master Bedroom**

11'6" x 13'2"  
3.50 x 4.01 m

**Bedroom**

9'9" x 8'10"  
2.98 x 2.70 m

**Landing**

9'4" x 9'11"  
2.86 x 3.02 m

Approximate total area<sup>(1)</sup>

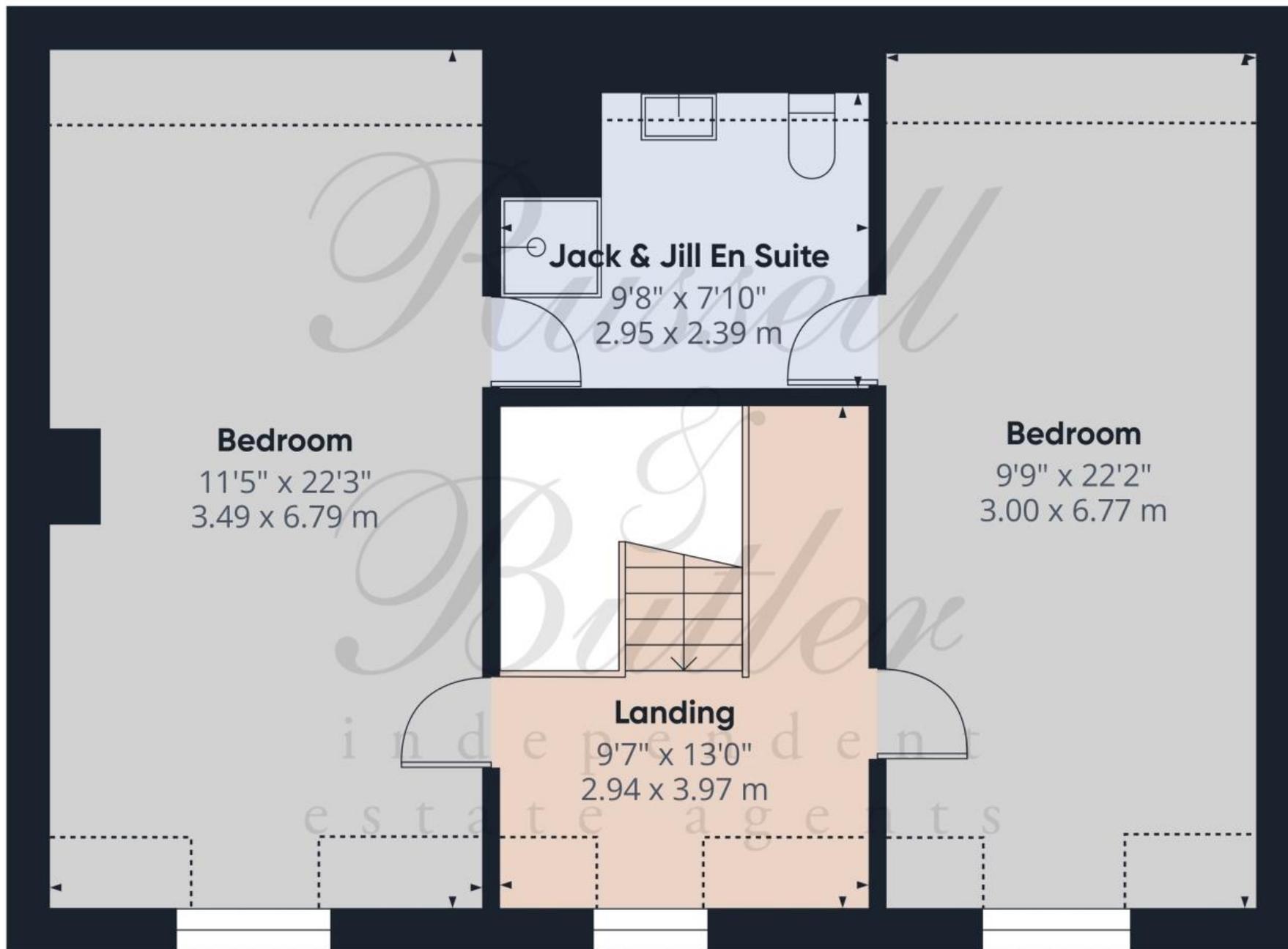
619 ft<sup>2</sup>  
57.6 m<sup>2</sup>

(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<sup>m</sup>**

622 ft<sup>2</sup>  
57.8 m<sup>2</sup>

**Reduced headroom**

80 ft<sup>2</sup>  
7.5 m<sup>2</sup>

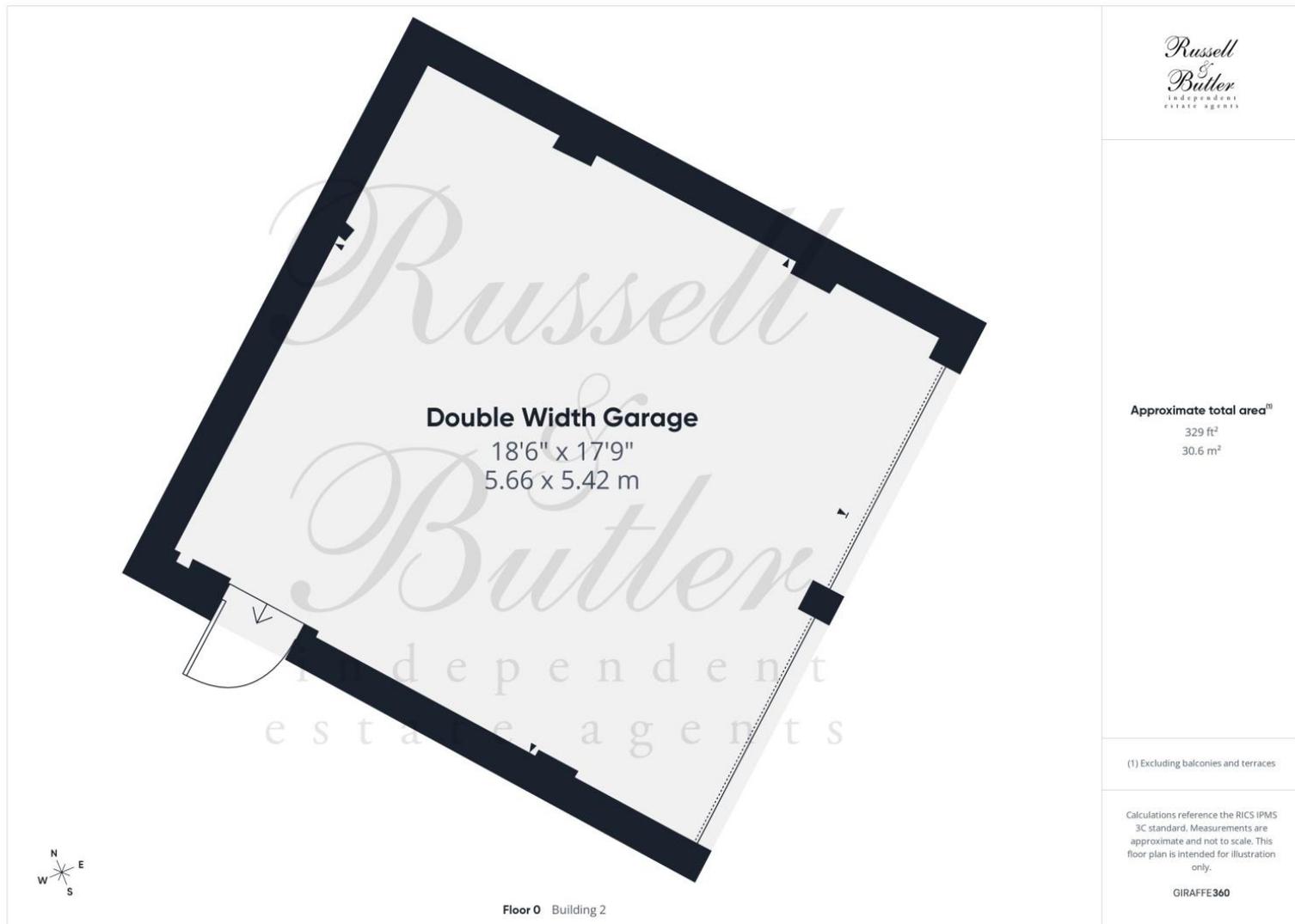
(1) Excluding balconies and terraces

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.

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](http://www.russellandbutler.com)

