

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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The Paddock, Main Street, Maids Moreton, MK18 1QS

Asking Price £859,950.00

A fabulous four bedroom detached house situated in a quiet location just off the village centre. The property has been extended and has the benefits of gas to radiator central heating, a large re-fitted kitchen/dining/family room, three reception rooms, a good size double garage with mezzanine offering scope to create an annexe (subject to planning), parking for several cars and attractive wrap around gardens. The accommodation comprises: Reception hall, cloak/shower room, sitting room, study, kitchen/dining/family room, snug/gym, conservatory, four bedrooms, family bathroom, double garage and gardens. EPC rating C. NO ONWARD CHAIN.



Entrance

Sealed unit double glazed entrance door to:

Reception Hall

4.64m Max x 3.65m

Wood flooring, oak staircase to galleried landing, central heating thermostat, two tall radiators, vaulted ceiling, built in coat cupboard, under stairs storage cupboard.

Cloak/Shower room

White suite of fully tiled shower cubicle with shower as fitted, wash hand basin with cupboard under, low flush wc, full ceramic tiling to all walls, ladder towel radiator.

Sitting Room

6.38m x 3.77m

Fireplace with log burner style gas fire, tall radiator, radiator, wood flooring, two Upvc double glazed windows over looking the garden, door to conservatory, inset downlighters, Upvc double glazed window to rear aspect.

Snug/Gym

3.17m x 2.95m

Double radiator, wood flooring, sealed unit double glazed French patio door to garden.

Study

3.78m x 2.42m

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

Conservatory

4.19m Max x 3.61m

Upvc double glazed with brick base, double radiator, two further radiators, ceramic tiled floor, French patio doors to garden.

Kitchen/Dining/Family Room

6.67m x 6.51m

A fabulous fitted kitchen with inset single drainer sink unit with mono block mixer tap, cupboard under, further extensive range of base and eye level units, centre Island with cupboards under, granite work surfaces, 5 ring induction hob with extractor canopy over, side-by-side electric ovens, space for fridge freezer, plumbing for automatic washing machine and dishwasher, semi vaulted ceiling with skylights, tall radiator, double radiator, inset downlighters, Upvc double glazed patio doors to garden, Bi fold doors to rear garden and decking, Upvc double glazed windows to front and side aspects, central heating thermostat, extractor fan.

First Floor Landing

Galleried landing overlooking the reception hall, large airing cupboard with radiator, linen shelves as fitted.

Bedroom One

3.74 m x 3.18 to front of wardrobe

Double radiator, range of fitted wardrobes, Upvc double glazed window to front aspect, inset downlighters.

Bedroom Two

3.18m to front of wardrobe x 2.75 m

Radiator, range of fitted wardrobes, Upvc double glazed window to front aspect.

Bedroom Three

3.60 m x 4.06 Max, 2.95 Min

Eaves storage cupboard, Upvc double glazed window to rear aspect.

Bedroom Four

2.63m x 2.23m

Please note some restricted headroom.

Double radiator, Upvc double glazed window to side aspect, access to loft space, inset downlighters.

Family Bathroom

2.59m x 1.98m

White suite of panel bath with mixer tap and shower attachment, glazed screen, inset wash hand basin with cupboard under, low flush wc, ceramic tiling to all walls, radiator, extractor fan, Upvc double glazed window to rear aspect, ladder towel radiator, built-in storage cupboard.

Front Aspect

Approached by a private tarmac road, the property is accessed via wrought iron gates onto a good size block paved driveway providing parking for several cars. There is a canopy porch with outside light and a raised walled flower and shrub boarder, gated side access to either side, outside tap by the double garage, fully enclosed by timber fencing.

Rear Garden

The rear garden is in three main areas wrapping around the property, there is gated access by the garage which leads to a very large paved patio which is completely private and not overlooked and has an outside light, you then step into a lovely enclosed lawn area with shrub borders. A connecting path leads you to decking which is again completely private and not overlooked. There are several outside taps aswell as lighting. The pathway continues to the main garden which is laid to lawn with flower and shrub beds and borders, a large fish pond with waterfall and two further separate patio areas.

Double Garage

5.99m x 3.70m

Two sets of double doors, power and light connected, personal door to garden, storage space to the rear and side, boarded mezzanine over.

Please Note

All mains services connected.

EPC Rating: C

Council Tax Band: D

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.

N.B.

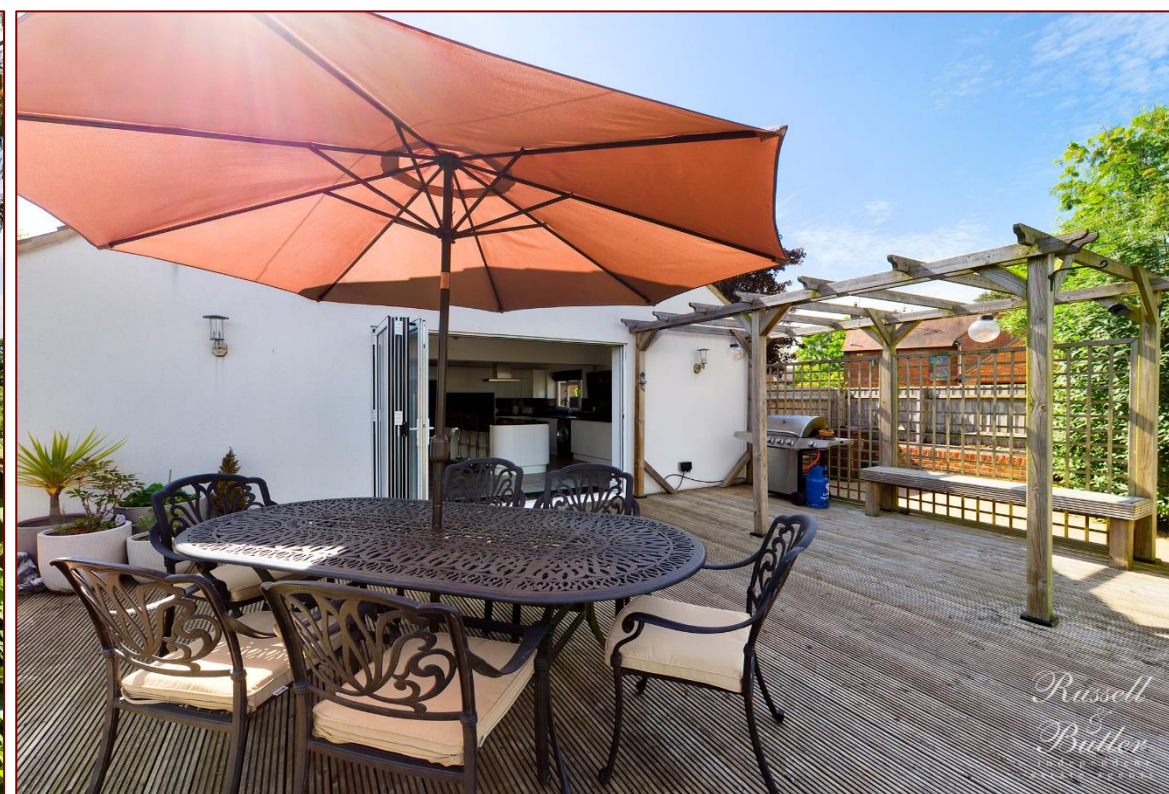
Measurements on floor plan are approximate due to, amongst other things, wall thickness etc. These are therefore not to be relied on. For more accurate measurements, please see full property brochure where the measurements are shown both in imperial and metric.





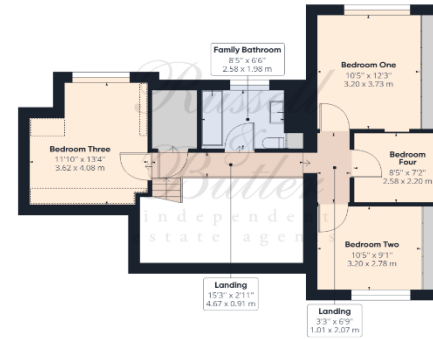
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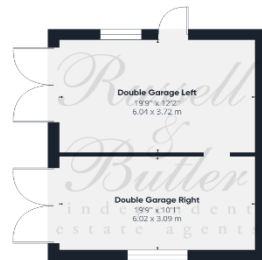




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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Approximate total area⁽¹⁾

2488.78 ft²

231.21 m²

Reduced headroom

29.27 ft²

2.72 m²

(1) Excluding balconies and terraces

⌚ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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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