

Russell & Butler

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Church Court, Buckingham Street, Tingewick, MK18 4QY

Asking Price £459,995.00 Freehold

A lovely and spacious three double bedroom family home, on an elevated position affording privacy and in a village location. Church Court offers flexible accommodation over two floors and benefits further from having wrap around, established gardens and patio seating areas, UPVC double glazing throughout and gas to radiator central heating. Accommodation comprises: Reception hallway, sitting room with French doors leading out onto a patio and the attractive rear gardens, glazed Oak doors leading to the sunny conservatory, separate dining room, home office/family room, kitchen breakfast room with integrated appliances and utility room. On the first floor, master bedroom with en-suite shower room, two further double bedrooms, both with built in storage and a spacious family bathroom. A particular attractive feature of this property are the mature gardens. Single garage with an electric up and over door and driveway. EPC rating D



Entrance Hall

Providing access to accommodation, stairs rising to first floor, radiator.

Cloakroom

White suite of low level w/c concealed cistern, wash hand basin with mixer taps, ceramic tiling to splash areas, radiator, Upvc double glazed window to side access.

Sitting Room

16' 11" X 11' 10" (5.18m X 3.62m)

A lovely light and bright sitting room with Upvc double glazed French doors leading out onto the patio and rear garden, radiator, coving to ceiling, picture wall lights, feature fireplace with remote control electric fire as fitted with built in glass display cabinets with storage under to either side. Oak arch door to:

Conservatory

8' 10" X 10' 1" (2.70m X 3.08m)

Upvc and brick base conservatory enjoying views of the garden, Upvc double glazed door to rear garden.

Dining Room

10' 8" X 11' 10" (3.27m X 3.62m)

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

Study

9' 1" X 11' 10" (2.78m X 3.61m)

Two Upvc double glazed windows to front and side aspects, radiator, coving to ceiling.

Kitchen/Breakfast

15' 4" X 9' 2" (4.68m X 2.81m)

Fitted to comprise one and a quarter sink unit with mono bloc mixer tap, cupboard under, a further range of wall, drawer and base units, with work tops over, breakfast bar, radiator, integrated dishwasher, integrated fridge and freezer, built in electric oven and grill, five burner ceramic hob, ceramic tiles to splash areas, ceramic tiled floor, Upvc double glazed window overlooking the garden, door to utility room, cupboard housing Worcester gas fired boiler serving both domestic hot water and radiator central heating.

Utility Room

8' 6" X 5' 1" (2.61m X 1.56m)

Comprising of a range of base units with work tops over, wall mounted storage cupboards, space and plumbing for washing machine, Upvc double glazed window and door to rear garden.

First Floor Landing

Loft access.

Bedroom One

12' 11" X 9' 10" (3.96m X 3.02m)

Upvc double glazed window to front aspect, radiator, double door to En suite shower room .

En-Suite

White suite of low level w/c , wash hand basin, fully tiled shower cubicle with shower attachment as fitted, extractor fan, tiling to splash areas.

Bedroom Two

13' 6" X 9' 5" (4.14m X 2.89m)

Upvc double glazed window to rear aspect, radiator, large eaves storage cupboard.

Bedroom Three

10' 3" X 12' 5" (3.13m X 3.80m)

Benefiting from built in wardrobe with hanging rails and shelving as fitted, drawers under, radiator, Upvc double glazed window to rear aspect.

Family Bathroom

9' 1" X 9' 11" (2.77m X 3.04m)

Spacious bathroom of white suite with panelled bath, low level w/c, wash hand basin housed in a vanity unit with storage cupboards to either side, airing cupboard housing hot water tank, Upvc double glazed window to front aspect, ceramic tiles to splash areas, radiator.

Front Garden

Tarmac driveway on an incline leading to the single garage and providing off road parking. Lovely sunny facing front garden. The garden is elevated and laid mainly to lawn and screened with hedging providing privacy, paved pathway with steps leading to the front door and side patio, timber storage shed.

Garage*17' 11" X 8' 10" (5.48m X 2.71m)*

Electric up and over door , light and power connected.

Rear Garden

A particular attractive feature of this property are the enclosed and well stocked gardens with established trees and planting, laid mainly to lawn, large paved patio area with steps leading up the lawn, timber shed, outside tap, outside light, gated access to side garden again with outside tap and additional patio area and another gate to the front garden.

Please Note

All mains services connected.

EPC Rating: D

Council Tax Band: E

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 approximately due to amongst other things wall thickness etc. These are therefore not to be relied on.









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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