

Russell & Butler

independent estate agents

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Holly Cottage Main Street, Twyford, MK18 4EP

Asking Price £369,995.00 Freehold

Situated in this sought after village. We are pleased to offer For Sale this semi detached thatched cottage that was re-thatched in 2020 and benefits from recently installed Dimplex 'Quantum' heaters (where specified) and an attractive log burner. The accommodation briefly comprises: Entrance porch, Sitting Room, Dining Room, Kitchen, Bathroom. First floor 2 bedrooms. The property benefits from gardens to front & rear with off road parking for approximately 3 vehicles. This charming cottgae has features such as a vintage Rayburn. exposed beams and Leaded light affect Upvc double glazing (Where specified)



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Entrance Lobby

Giving access to ground floor accommodation , replacement double glazed door to sitting room, replacement double glazed window to rear aspect.

Sitting Room

12' 9" X 11' 5" (3.90m X 3.49m)

Widening to 3.83m

Having the advantage of an open fireplace with "woodburner" , 2 TV points, telephone point subject to BT regulations , "Dimplex" programmable 'Quantum' heater,

understairs storage cupboard, double glazed window to front aspect, exposed beam, door to bathroom ,double doors door dining room door to kitchen.

Kitchen/Breakfast

9' 8" X 7' 6" (2.95m X 2.30m)

Widening to 2.85m

A cottage style kitchen inset one and a half bowl single drainer sink unit, mono bloc mixer tap, cupboard under, a further range of base units providing storage space, complimentary ceramic tiles to splash areas, electric oven and hob, former fireplace with inset "Rayburn" (coalfired) complimentary tiling, tiled floor, exposed beam, replacement Upvc double glazed window to front aspect, door to inner hallway.

Inner Hallway

Stairs rising to first floor, door to utility area, tiled floor.

Utility/ Storage Room

A useful utility area, providing space for fridge freezer etc, glazed door to rear garden.

Inner lobby/ utility area

5' 0" X 4' 9" (1.53m X 1.45m)

Plumbing for automatic washing machine, access to secondary loft space , fuse box, 'crittall' window to side aspect, door to bathroom :

Bathroom

7' 1" X 6' 0" (2.18m X 1.83m)

A white suite of corner bath, pedestal wash hand basin, low level w/c, half height panelling, opaque replacement rear double glazed window to front aspect.

First Floor Landing

Access to bedroom one and bedroom two.

Bedroom One

12' 7" X 9' 0" (3.86m X 2.76m)

Widening to 0.99m

Replacement double glazed Upvc window to front aspect, "Dimplex" quantum heater, stripped floor boards, TV point.

Bedroom Two

9' 11" X 9' 3" (3.03m X 2.83m)

Widening to 3.28m

Airing cupboard housing insulated water tank and immersion heater, linen and storage space, replacement Upvc double glazed window to front aspect, stripped floor boards, TV point.

Front Garden

Driveway providing parking for approximetly three vehchles. The gardens are well established with a variety of fruit trees, pathway to property entrance.

Rear Garden

The rear garden is mainly laid to lawn and is ' westerly ' facing , greenhouse, pathway to front aspect, storage shed, enclosed by brick wall and panel fencing.

Please Note

All mains services connected with exception of gas.

EPC Rating: F

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 approximately 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 when the measurements are both shown in imperial and metric.







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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