

Russell & Butler

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Church Hill, Akeley, MK18 5HA

Asking Price £799,500.00 Freehold

An individual five bedroom detached house situated in this sought after village. This energy efficient home has an EPC RATING A having a high level of insulation and has air source heating and solar panels. Further benefits include three bathrooms and one of the all double bedrooms has a good size sitting area ideal for teenagers. The garden is south facing and there are two large garages, one integral at the front, the second is at the rear also with parking. The accommodation comprises: Spacious entrance hall, inner hall, cloakroom, sitting room, study, large open plan kitchen/dining room, on the first floor we have the master bedroom with En-suite shower room, a guest bedroom with En-suite shower room, bedroom three, family bathroom and a good size utility room and plant room, on the second floor, two more bedrooms one with a sitting area. Outside wrap around garden and two garages.



Entrance

Composite entrance door with double glazed side panels to entrance hall.

Entrance Hall

Natural stone tiled floor with underfloor heating, inset LED downlighting, Oak staircase to first floor, door to rear hall.

Rear Hall

Door to heating manifold cupboard, door to garage, natural stone tiled floor with underfloor heating, door to Cloakroom, Upvc double glazed door to Courtyard.

Cloakroom

White suite of low level wc, wash hand basin, electric panel radiator, Upvc double glazed window to rear aspect.

Sitting Room

4.76m x 3.42m

Oak wood flooring with underfloor heating, contemporary style pellet stove, double glazed Bi-folding doors to garden, Bi-folding doors to Kitchen/Dining room.

Study

3.41m x 2.67m

Oak wood flooring with underfloor heating, Upvc double glazed windows to front and side aspects, fttp broadband.

Kitchen/Dining Room

7.67m x 3.95m

Inset Belfast sink unit with mono bloc mixer tap and cupboard under, further range of base and eyelevel units, solid Oak work surfaces, Metro tiled splash areas, 'Belling' electric range cooker with extractor canopy over, natural stone tiled flooring with underfloor heating to Kitchen area, Oak wood flooring with underfloor heating to Dining area, LED downlighting to Kitchen, Upvc double glazed windows to side and rear aspects, large walk in pantry with shelving and light, pine dresser, integrated dishwasher, integrated fridge.

First Floor Landing

Oak stair case to second floor, Oak wood flooring with underfloor heating, Inset LED downlighting.

First Floor Utility Room

3.42m x 1.90m

Wood laminate flooring with underfloor heating, plumbing for automatic washing machine, single drainer stainless steel sink unit with cupboard under, walk in airing cupboard housing 750 l thermal store, ventilation and heat recovery system, solar panel single phase inverter.

Master Bedroom

5.63m Max into recess x 3.94m

Oak flooring with underfloor heating, Upvc double glazed windows to side and rear aspects.

En-Suite Bath/Shower Room

2.59m x 2.50m

White suite of panel bath with mixer tap, large shower cubicle (fully tiled), wash hand basin, low flush wc, natural stone tiling to walls, natural stone tiling with underfloor heating, Upvc double glazed window to rear aspect.

Guest Bedroom

3.97m x 3.41m

Oak wood flooring with underfloor heating, Upvc double glazed windows to side aspects.

En-Suite

1.95m x 1.48m

White suite of fully tiled shower cubicle, pedestal wash hand basin, low flush wc, natural stone half height tiling to walls, natural stone tiled floor with underfloor heating, Upvc double glazed window to front aspect.

Bedroom Three

3.48m x 3.41m

Oak flooring with underfloor heating, Upvc double glazed windows to side aspects, Inset downlighting.

Family Bathroom

2.77m x 1.88m

White suite of panel bath with mixer tap and shower attachment, pedestal wash hand basin, low flush wc, natural stone tiling to walls, ceramic tiled floor with underfloor heating, Upvc double glazed window to side aspect, Velux window.

Bedroom Four

4.32m x 2.83m

Sitting Area 4.77m x 2.18m

L-shaped room with sitting area, Oak flooring with under floor heating, Velux window, Upvc double glazed window to front aspect, eaves storage cupboard.

Bedroom Five

Oak flooring with underfloor heating, Upvc double glazed window to rear aspect, eaves storage space.

Outside

Front Garden

There are two vehicular access drives, One leading the integral garage at the front, and the other leads to a timber garage at the rear.

Garden

The south facing rear garden is laid mainly to lawn with a paved patio. There is a further good sized L-shaped patio and courtyard to the rear of the timber garage. The garden is enclosed by timber fencing. There is outside lighting and an outside tap.

Integrated Garage

5.92m Max x 5.19m Max

Irregular shaped.

Larger than average garage with electric roller door, power and light connected, water softener.

Timber Garage

7.79m x 3.56m

Electric roller door, power and light connected, Velux windows, double doors to rear. Wide roof overhand at rear to shelter barbeque area,

Please Note

All mains services connected with the exception of gas. Electric car charging point.





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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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