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# Badgers Cottage, 6 Buckingham Road, Newton Purcell, MK18 4AZ

## Asking Price £425,000.00

Badgers cottage is an attractive 17th century grade II listed property situated in the village of Newton Purcell in between Buckingham and Bicester. The cottage benefits from countryside views, generous sized garden, large purpose built store (approx 4.8m x 3m) and off road parking for two cars. The property is full of charm and character throughout and fully comprises: Entrance porch, spacious kitchen/breakfast room with double doors leading to the sitting room with stone built fireplace, a spacious refitted downstairs shower room, first floor landing, bedroom one with ensuite shower room and a good sized second bedroom. To the outside there is plenty of outside space with an attractive summerhouse, large pond with seating area, green house, purpose built store and off road parking for two cars. EPC Exempt.





## **Entrance**

Door to:

## **Entrance Porch**

Door to:

## **Kitchen/Breakfast Room**

5.02m max x 2.90m max

A range of base and eyelevel units, one and a quarter sink unit with mixer tap, cupboard under, work top over, tiling to splash areas, space for white goods, built in oven, built in hob, two windows to rear aspect, window to side aspect.

## **Sitting Room**

4.91m max x 4.37m max plus door recess.

Two windows to front aspect, window to side aspect, window to rear aspect, Circular window to front aspect (Non-opening), stone fireplace, stairs rising to first floor.

## **Shower Room**

A large walk in shower, low level wc, pedestal wash hand basin, heated towel rail, built in cupboard with 'Worcester' boiler.

## **First Floor Landing**

## **Bedroom One**

4.47m max x 2.79m

Window to rear aspect, Circular (Non-opening) window to rear aspect, radiator, access to loft space.

## **En-Suite**

Fully tiled walk in shower, low level wc, wash hand basin, tiling to splash areas, window to rear aspect.

## **Bedroom Two**

3.44m max x 3.16m max

Window to side aspect, radiator, built in storage cupboard with rail.

## **Outside**

### **Front Aspect**

Front garden mainly laid to lawn with gravel area, a range of flower and shrub beds, Calor gas tank, access to side garden and parking.

### **Rear & Side Aspects**

Gravelled area with country side views.

Laid to lawn with a range of well established trees, flower and shrub beds, green house, large purpose built store with power and light connected (approx. 4.8m x 3m), summer house with power connected (approx 2.6m x 1.7m), large pond and seating area.

### **Please Note**

Please note some restricted head room.

Off road parking for two cars.

All mains services connected with the exception of gas and water.

EPC EXEMPT.

Grade II Listed.

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.







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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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