

Russell & Butler

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

t: 01280 815999 e: sales@russellandbutler.com



Cowley Old House, Preston Bissett, MK18 4DS
Asking Price: Offers in excess of £850,000.00

A rare opportunity to purchase this four bedroom detached family home well situated in a rural location with fabulous surrounding countryside views and land measuring approx. 2.59 acres. The property itself offers further scope for extension (subject to necessary planning permissions) and the land offers potential for a variety of uses. The accommodation of the property itself fully comprises: Entrance hall, 'Jack & Jill' cloakroom/shower room, sitting room with doors leading out to the rear garden, study/playroom, kitchen/breakfast room, utility/boot room with a large walk in store, first floor landing, bedroom one with en suite, three further bedrooms and family bathroom with roll top bath and separate shower. For viewing requests, further information and directions please contact us. EPC Rating D.



Directions

If you are travelling to Cowley Old House via the Hillesden Road, look for signpost that reads 'Preston Bissett' located on the Hillesden road between the village of Gawcott and Calvert. You will then see a black and white sign post on the crossroads that reads 'COWLEY FARM ONLY'. Passing the no through road sign, follow the track towards Cowley Farm itself, through the gates, when you reach the farm keep going and bear right, follow the track, over the cattle grid, keeping left over the next cattle grid, keeping left following the tracks keep bearing left and you should see Cowley Old House in the distance, following the track you will have a field of crops on the right side of the track.

Entrance

Door to:

Entrance Hall

Radiator, double glazed window to rear aspect, tiled floor.

Jack & Jill Cloakroom/Shower Room

Fully tiled with shower, pedestal wash hand basin with mixer tap, low level WC, heated towel rail, double glazed window to front aspect.

Sitting Room 15' 7" X 17' 6" (4.76m X 5.34m)

4.76 max x 5.34 max, 4.26 to front of brickwork.

Double glazed doors to rear, radiator, brick built fireplace, multi-fuel woodburner, double glazed window to side aspect, two double glazed windows to front aspect.

Inner Hall

Stairs rising to first floor.

Study/Playroom 12' 0" X 13' 6" (3.67m X 4.13m)

3.67 max, 3.20 to front of brickwork X 4.13 max

Double glazed window to side aspect, brick built fireplace, radiator.

Kitchen/Breakfast 13' 3" X 17' 6" (4.05m X 5.35m)

4.05 max x 3.74 min, 5.35 to front of brickwork, 6.26 into recess. Exposed beams and brickwork, a range of base units, stainless steel sink unit with mixer tap, five ring hob, integrated electric oven, space for fridge/freezer, radiator, double glazed window to side aspect.

Utility/Boot Room

Stainless steel sink unit with mixer tap, cupboard under, space for dishwasher, space for dryer, floor standing "Worcester Bosch" oil-fired boiler, door to rear, double glazed window to side aspect, large walk in store with shelves as fitted and space for washing machine and space for dryer.

First Floor Landing

Two radiators, double glazed window to side aspect, double glazed window to rear aspect.

Bedroom One 13' 5" X 15' 7" (4.11m X 4.76m)

3.51 to front of wardrobe, 4.11 max x 4.76 max

A range of built in storage, double glazed window to rear aspect, double glazed window to front aspect.

En-Suite

Fully tiled shower, low level WC, pedestal wash hand basin, tiling to splash areas, heated towel rail, extractor fan .

Bedroom Two 10' 6" X 13' 3" (3.22m X 4.05m)

3.22, 3.05 min x 4.05 max

Double glazed window to side aspect, radiator, built in storage wardrobe with hanging rail and shelves as fitted, access to loft space.

Bedroom Three 8' 7" X 12' 9" (2.63m X 3.90m)

2.63 max x 3.90 to front of wardrobes.

Double glazed window to side aspect, radiator, built in storage wardrobe with hanging rail and shelves as fitted.

Bedroom Four 7' 6" X 10' 10" (2.30m X 3.32m)

2.30m max, 1.39m to front of wardrobe x 3.32m max, 2.47m min.

Double glazed window to front aspect, radiator, built in storage wardrobe with shelves as fitted.

Family Bathroom

Fully tiled walk in shower, roll top bath with mixer tap and shower over, wash hand basin, tiling to splash areas, low level WC, radiator, double glazed window to rear aspect, double glazed window to side aspect.

Outside

Front Aspect

A large front garden laid mainly to lawn with gravel driveway leading to the property entrance.

Rear Aspect

A large rear garden laid mainly to lawn with paved patio areas and gravel area and log store leading to additional land. Oil tank, storage shed, open side access, double gated side access and open access on other side.

Summerhouse 8' 1" X 7' 11" (2.48m X 2.43m)

Main part of summerhouse is: 2.48m max x 2.43m from rear of summerhouse to doors plus additional storage areas.

Power and light connected, doors to storage areas.

The summerhouse offers a variety of uses such as home office, gym or work room or general storage.

Storage facility

Main part of store is 5.43m x 2.78m plus additional storage areas.

A useful storage space with power and light connected.

Please Note

Oil Fired heating.

Septic tank.

Private Water Supply current

owners pay approx. between £28.50-£50 per quarter.

LPG Gas to hob.

EPC Rating D.

Council Tax Band G.

Please Note: There is a public footpath at the rear, located towards the bottom of the land.

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





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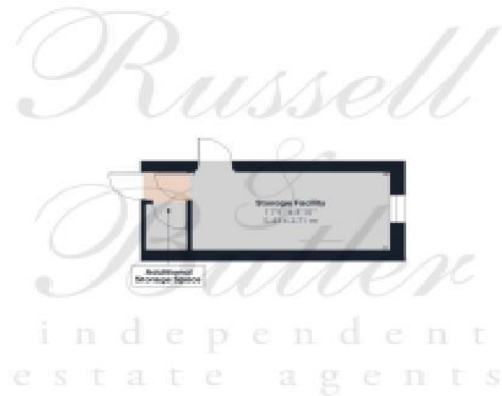




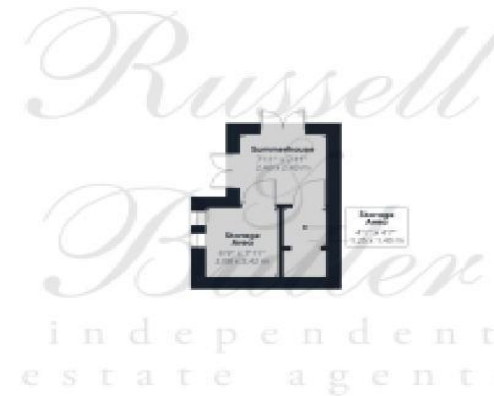
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

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Approximate total area⁽¹⁾

2010.78 ft²

186.81 m²

Reduced headroom

27.12 ft²

2.52 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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