

Russell & Butler

independent estate agents

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OPEN 7 DAYS A WEEK

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Chapel Lane, Thornborough, MK18 2DJ Asking Price £ 259,950

A fabulous one/two bedroom Grade 2 listed semi detached thatched cottage in a sought after village. The property has been extensively renovated in recent years and is full of charm and character including a lovely inglenook fireplace and exposed beams. The vaulted beamed ceilings on the first floor are particularly attractive. There is open plan kitchen/sitting room and the ground floor bathroom has a floor standing bath with shower over. The timber outbuilding has power and light and could make an garden office or studio. The accommodation comprises: Open plan kitchen/sitting room, rear lobby, ground floor bathroom, bedroom one, landing/bedroom two and garden. NO ONWARD CHAIN. Energy rating exempt.



Entrance

Door to;

Open Plan Living

Open Plan Living
15' 9" x 9' 0" (4.81m x 2.74m)

Living Area

Solid oak flooring, two wall lights, two windows to front aspect, wood burning stove, exposed stone and exposed beams, two spotlights, stairs rising to first floor.

Kitchen Area

A bespoke fitted kitchen comprising built in fridge/freezer, 'Belfast' sink unit with mixer tap, granite work surfaces, 'Everhot' electric heat storage cooker/range.

Inner Hall

Under floor heating, window to side aspect, built in storage with rail and shelving as fitted, downlighters.

Downstairs Bathroom

Pedestal wash hand basin, low level WC, roll top bath with mixer tap and shower attachment, waterfall shower over, tiling to all walls, under floor heating, window to rear aspect, downlighters, extractor fan, heated towel rail.

First Floor

Bedroom Two/Dressing Room/Home Office Space

10' 8" x 9' 1" (3.25m x 2.77m)

Window to front aspect, exposed beams and wooden flooring, door leading to:

Bedroom One

9' 10" x 8' 10" (3.00m x 2.69m)

Window to front aspect, exposed beams, and wooden flooring.

Outside

Front Garden

Laid mainly to lawn with a range of flower and shrub beds, paved seating area, path leading to property entrance, outside tap, open side access.

Rear Garden

Low maintenance to rear, outside light, outside tap, uplighters.

Outbuilding

8' 0" x 7' 10" (2.45m x 2.38m)

A useful Storage Space/Garden Office/ Work Room

Power and light connected, plumbing for washing machine, automatic light to front.

Please Note

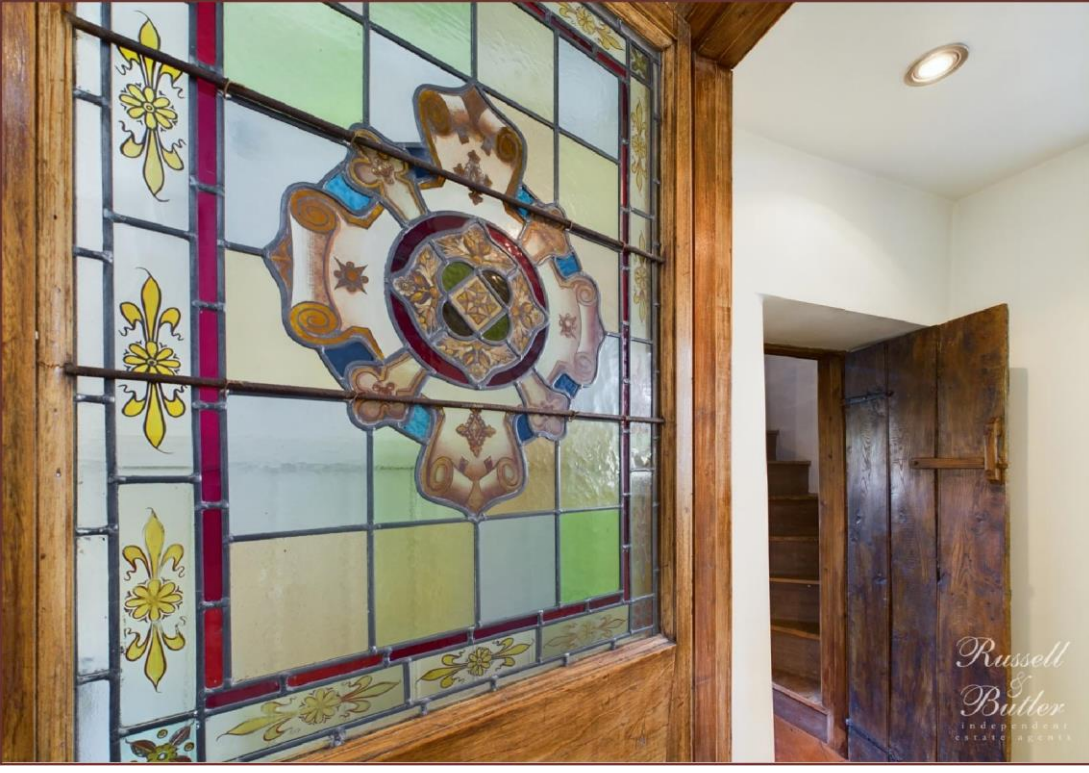
All mains services connected with the exception of gas.
Grade II listed.

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 Clare on 01280 815999 or 07772 159555. Alternatively, you can email clare.jarvis@mab.org.uk.

N.B.

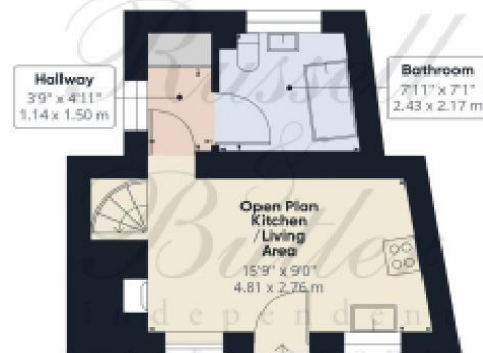
Measurements on floor plan are approximate due to, amongst other things, wall thickness etc. These are therefore not to be relied on. For more accurate measurements, please see full property brochure where the measurements are shown both in imperial and metric.



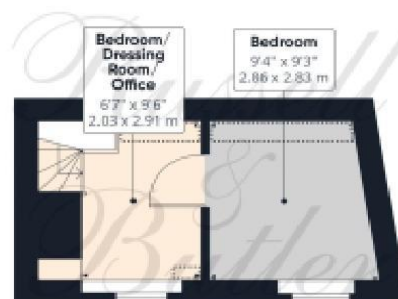


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Floor 0



Floor 1

Approximate total area⁽¹⁾

375.68 ft²

34.90 m²

Reduced headroom

16.94 ft²

1.57 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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