

*Russell & Butler*

independent estate agents

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# Grig Cottage, Main Street, Gawcott, MK18 4HZ

Asking Price £350,000.00 Freehold

An attractive cottage well situated in a desirable village just outside of Buckingham and within in catchment for the Royal Latin Grammar School. The property benefits from character features throughout, wood burning stove, kitchen open through to a dining area and a recently refitted bathroom. The accommodation consists of; Entrance hall also giving access to the rear garden, kitchen open through to the dining area and a good sized sitting room. To the first floor; Bedroom one and refitted family bathroom. To the second floor; Bedroom two along with an additional room which could be used as a walk in wardrobe or home office work space. Outside there is a good sized rear garden leading up to a large storage shed situated at the very bottom of the garden which offers potential for a variety of uses such as home office working space, gym or hobby room. Grade II listed. EPC exempt.



### **Entrance**

Door to;

### **Entrance Hall**

Access to rear of property, tap, door to;

### **Dining Area 15' 3" X 8' 6" (4.67m X 2.61m)**

Upvc double glazed window to rear aspect, radiator, open though to;

### **Kitchen 11' 6" X 8' 9" (3.53m X 2.69m)**

3.53m max x 2.69m plus door recess

Fitted to comprise a range of base and eye level units, sink with mono block mixer tap, cupboard under, work tops over, tiling to splash areas, integrated dishwasher, space for fridge freezer, space and plumbing for washing machine, space for range cooker, extractor fan over, Upvc double glazed window to rear aspect, cupboard housing Worcester boiler.

### **Sitting Room 17' 0" X 11' 8" (5.20m X 3.58m)**

Two windows to front aspect with secondary glazing, brick fire place surround with multi fuel burner, exposed beam to ceiling, radiator, stairs rising to first floor.

### **First Floor Landing**

Radiator, exposed beams.

### **Bedroom One 14' 1" X 11' 4" (4.31m X 3.46m)**

4.31m max plus storage/dressing area x 3.46m

Three windows to front aspect, radiator, exposed beams, arch leading to storage/dressing area.

### **Family Bathroom**

Refitted to comprise white suite of wash hand basin with mixer tap, low level  
wc, bath with shower over and additional shower attachment, Upvc double glazed window to rear aspect, heated towel rail, a range of built in storage.

### **Second Floor Landing**

A range of built in storage cupboards, exposed beams, window to front aspect.

### **Bedroom Two 10' 10" X 8' 6" (3.32m X 2.61m)**

3.32m max x 2.61m max

N.B.

Some restricted headroom.

Upvc double glazed window to rear aspect, radiator, exposed beams.

### **Dressing Room/Study 8' 6" X 6' 2" (2.60m X 1.90m)**

2.60m max x 1.90m max

Upvc double glazed window to rear aspect, built in storage cupboard.

### **Outside**

#### **Rear Garden**

Patio area with steps leading up to lawn area leading to an outbuilding offering potential for a variety of uses such as further storage, outside office, gym or hobby room.

#### **Please Note**

Grade II Listed.

All main services connected.

Council

Tax Band D.

EPC Rating: Exempt

Please Note: Some Restricted Head Room.

Measurements on floor plan are approximately due to amongst other things wall thickness etc. These are therefore not to be relied on.

#### **Mortgage Advice**

If you require a mortgage we highly recommend that you speak to our independent Mortgage Advisor 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 the market and due to the volume of mortgages they place, often get exclusive rates not available to others. Please contact us for further information.



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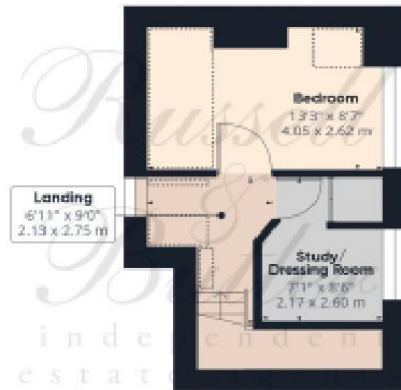




Floor 0



Floor 1



Floor 2

Approximate total area<sup>†</sup>

975.07 ft<sup>2</sup>  
90.59 m<sup>2</sup>

Reduced headroom

67.15 ft<sup>2</sup>  
6.24 m<sup>2</sup>

Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.82ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GRAFFE 390

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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