

*Russell & Butler*

independent estate agents

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# High Street, Buckingham, MK18 1NU

## Asking Price £950,000 Freehold

A substantial five bedroom Grade 2 listed house Circa early to mid 17th century, situated within Buckingham town centre. The property is full of character including exposed timbers throughout and an Inglenook fireplace. There is a fabulous fitted kitchen/breakfast room, and the master bedroom has an En-suite dressing room as well as an En-suite bathroom. Further accommodation includes a large dining/family room, study and useful basement storage. The rear garden is a good size and is another attractive feature being divided into separate areas including seating and vegetable plots. There is also a useful garden studio/office. Unusually for the town centre there is parking for several cars to the rear including space to erect a garage (subject to planning). Energy rating exempt.



### **Cloakroom**

White suite of wash hand basin, low flush WC, "Ideal" gas fired boiler serving central heating and domestic hot water. Quarry tiled floor and inset downlighting.

### **Sitting Room** 17' 9" X 11' 10" (5.42m X 3.61m)

Inglenook fireplace with with solid wood lintel and log burner. Two double radiators, exposed wood floor, sash windows to front aspect.

### **Dining /Family Room** 23' 7" X 11' 1" (7.20m X 3.38m)

Open plan room with flag stone floor, double radiator, double glazed French patio doors to garden and double glazed window to side aspect. Ornamental fireplace, door and stairs to kitchen.

### **Study** 14' 0" X 10' 4" (4.29m X 3.17m)

Exposed beams to wall and ceiling, exposed wood floor, double radiator, sash window to front aspect, built in storage cupboards, stairs to basement.

### **Basement** 11' 0" X 12' 4" (3.37m X 3.76m)

Max to rear of fireplace.  
Flag stone floor, exposed beams, stone wall, power and light.

### **Kitchen/Breakfast Room** 25' 4" X 10' 3" (7.73m X 3.13m)

Fabulous fitted kitchen comprising inset sink unit with "Qettle" boiling tap with purifier. Cupboard under. Full range of base and eye level units, quartz work surfaces, centre island with cupboards and drawers under. Four ring induction hob, split level electric oven and grill, integrated microwave, integrated fridge/freezer, cupboard house "Ideal" gas fired boiler serving central heating and domestic hot water. Double glazed picture window, vaulted ceiling with sky lights and exposed beams. "Karndeian" flooring, steps up to dining area with double glazed windows overlooking the courtyard area. Vaulted ceiling with skylight, door to utility room, three tall radiators.

### **Utility Room** 112' 9" X 5' 6" (3.90m X 1.69m)

Range of base units and storage cupboards, windows overlooking the courtyard, double radiator, "Karndeian" flooring, doorway to:

### **2nd Utility Room** 8' 4" X 6' 3" (2.55m X 1.91m)

Inset single drainer sink unit with Monobloc mixer tap with cupboard under. Double radiator, flagstone floor, door to courtyard.

### **First Floor Landing**

Stairs to second floor, double radiator, window to rear aspect.

### **Bedroom One** 16' 5" X 13' 1" (5.01m X 3.99m)

Double radiator, window to side aspect, access to loft space.

### **Dressing Room** 12' 2" X 6' 3" (3.73m X 1.91m)

Radiator, range of built in wardrobes and storage, window to side aspect. Stairs to En-suite, vaulted ceiling with exposed beams.

### **En-Suite** 8' 0" X 8' 0" (2.44m X 2.45m)

Max with some restricted head room.

White suite of panelled bath with mixer tap and shower above, pedestal wash hand basin, low flush WC, ceramic tiling to splash areas, inset down lighting. Double radiator and exposed beams.

### **Bedroom Two** 14' 4" X 13' 2" (4.39m X 4.02m)

Double radiator, exposed wood floor, exposed beams to wall. Full range of book cases and storage cupboards. Sash window to front aspect with window seat.

### **En-Suite**

White suite of fully tiled shower cubicle, wash hand basin, low flush WC, ceramic tiling to splash areas, shower point, ladder towel radiator, extractor fan, inset down lighting.

### **Bedroom Five** 9' 10" X 9' 6" (3.00m X 2.90m)

Double radiator, exposed wood floor, sash window to front aspect.

### **Family Bathroom** 11' 2" X 6' 11" (3.41m X 2.11m)

Max into bath recess.

White suite of panelled bath with mixer tap and shower above. Fully tiled shower cubicle, wash hand basin with cupboard under, low flush WC. Ladder towel radiator, inset down lighting, sky light window to rear aspect.

### **Bedroom Three** 13' 6" X 11' 11" (4.13m X 3.65m)

Max - NB some restricted head room.

Double radiator, exposed beams, exposed wood floor, window to front aspect.

### **Bedroom Four** 10' 4" X 12' 2" (3.15m X 3.71m)

Max NB Some restricted head room.

Double radiator, exposed beams, exposed wood floor, window to front aspect.

### **Outside**

#### **Rear Gardens**

There are three routes from the property leading into a good sized courtyard garden which is part paved, part cobbled and with raised flower and shrub beds. Steps lead up to an extension of the courtyard with mini paving, more raised beds and leading to the garden studio which is 11'3" x 9'3" (3.43 x 2.83) in size.

Steps lead up to the main garden which is a good size and divided into different areas. Firstly there is a shingle patio with sleeper border, raised bed and a fish pond, divided by a fence and gate which in turn leads to the lawn with inset shingle patio, flower and shrub beds and borders. A shingle path takes you to the vegetable garden with various beds connected by grass paths. The shingle path then takes you to the secure shingle parking area with room for two to three cars with flower and shrub border to one side, shed and green house to the other. The double gates are accessed via Moreton Road and a tarmac drive?

#### **Please Note**

All mains services connected  
Council Tax Band G  
EPC Exempt

#### **Measurements**

on floor plan are approximate 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 Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau and can be contacted on 01280 815999.









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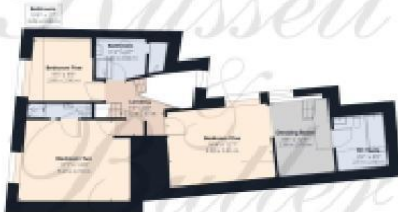
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**Approximate total area<sup>(1)</sup>**

2626.75 ft<sup>2</sup>

244.03 m<sup>2</sup>

**Reduced headroom**

151.77 ft<sup>2</sup>

14.10 m<sup>2</sup>

(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.

GRAFFE 340

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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