

*Russell & Butler*

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# Gardens, Buckingham, MK18 2JF

Asking Price £1,200,000.00 Freehold

An individual four bedroom detached residence situated in this sought after village offering good sized rear garden and a paddock of approximately two acres. There is ample scope for the erection of stables and for the car enthusiast there is a large double garage 23'5" x 22'2" and masses of parking. The property itself offers flexible accommodation which lends itself to dual family living including separate entrances or the home worker. The accommodation comprises: Entrance hall, side entrance hall, cloakroom, sitting room, large family room, study, kitchen/dining room, utility room, master bedroom with en-suite bathroom, three further bedrooms (two on the second floor) and a family bathroom. NO ONWARD CHAIN. Energy rating C.



### **Entrance**

Composite double glazed entrance door to:

### **Entrance Hall**

Built in storage cupboard, radiator, wood laminate floor, stairs to first floor, Upvc double glazed door to rear.

### **Cloakroom**

White suite of wash hand basin, low flush wc, ceramic tiled floor, "Worcester" gas fired boiler supplying both central heating and domestic hot water, ceramic tiled floor, Upvc double glazed window to side aspect.

### **Sitting Room**

4.94m x 3.59m

Inglenook fireplace with concealed lighting, two radiators, wood laminate floor, Upvc double glazed windows to front and side aspects.

### **Composite door to side entrance hall**

Sealed unit double glazed window to side aspect.

**Study** 9' 7" X 5' 9" (2.93m X 1.76m)

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Radiator, wood laminate floor, Upvc double glazed window to rear aspect.

### **Family Room**

5.24m x 3.78m

Two radiators, wood laminate floor, Upvc double glazed windows to side and front aspects.

### **Kitchen/Breakfast Room**

4.94m x 3.61m

Fitted to comprise inset single drainer stainless steel sink unit, mono bloc mixer tap, cupboard under, further range of base and eyelevel units, rolled edge work surfaces, ceramic tiling to splash areas, four ring gas hob with electric oven under, extractor canopy over, plumbing for automatic dishwasher, ceramic tiled floor, radiator, inset downlighting, sealed unit double glazed windows to front and rear aspects.

### **Utility Room**

Inset single drainer stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, straight edged work surfaces, plumbing for automatic

washing machine, extractor fan, Upvc double glazed door and window to rear.

### **First Floor Landing**

Radiator, sealed unit double glazed windows to front and rear aspects, stairs rising to second floor.

### **Bedroom One**

4.96m x 3.62m Max

Two radiators, built in wardrobes, sealed unit double glazed windows to front and rear aspects, country views to rear.

### **En-Suite**

3.85m x 2.59m

White suite of P-shaped bath with mixer tap and shower attachment, glazed screen, pedestal wash hand basin, low flush wc, radiator, ladder towel radiator, eaves storage cupboard's, double glazed Velux window to rear aspect.

### **Bedroom Two**

3.59m x 2.83m

Built in wardrobe, sealed unit double glazed Velux window to rear aspect with country views.

### **Family Bathroom**

3.57m x 1.99m

White suite of P-shaped bath with mixer tap and shower attachment, glazed screen, pedestal wash hand basin, low flush wc, ladder towel radiator, airing cupboard housing hot water tank, extractor fan, sealed unit double glazed window to front aspect.

### **Second Floor Landing**

Double glazed Velux window to rear aspect with country views.

### **Bedroom Three**

3.62m x 2.94m

N.B. Some restricted head room.

Radiator, sealed unit double glazed Velux window to rear aspect with country views, eaves storage cupboards, access to loft space.

### **Bedroom Four**

3.59m x 2.03m

N.B. Some restricted head room.

Radiator, sealed unit double glazed Velux window to rear aspect with country views, eaves storage cupboards.

### **Front Aspect**

Large driveway accessed via a wooden star gate provides parking for several vehicles and leads to further parking and a larger than average double width garage. A path leads to the property entrance and rear garden with is laid mainly to shingle with lawn to side. Useful brick built outbuilding providing ideal storage. The lawn extends to the rear garden.

Paddock approx. 2 acres enclosed by post and rail fencing as well as a hedge row.

### **Rear Garden**

Laid to lawn, enclosed by post and rail fencing, backing onto the paddock.

Please note that some of the rear garden is reclaimed paddockland so therefore has to remain as grass. IE no flower beds. Trees can be planted.

### **Please Note**

EPC Rating: C

Council Tax Band: G

Measurements on floor plan are approximately 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 when the measurements are both shown in imperial and metric.

### **Mortgage Advice**

If you require a

mortgage we would 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



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 <p>Floor 0 Building 1</p>	 <p>Floor 1 Building 1</p>	
 <p>Floor 2 Building 1</p>	 <p>Floor 0 Building 2</p>	<p><b>Approximate total area<sup>8</sup></b>  2,493.33 ft<sup>2</sup>  231.64 m<sup>2</sup></p> <p><b>Reduced headroom</b>  125.98 ft<sup>2</sup>  11.7 m<sup>2</sup></p>
 <p>Floor 0 Building 3</p>		<p>Excluding balconies and terraces</p> <p><input type="checkbox"/> Reduced headroom (below 1.5m/4.92ft)</p> <p><small>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</small></p> <p><b>GLAFFEE 340</b></p>

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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