

*Russell & Butler*

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# Church Street, Maids Moreton, MK18 1QE

## £450,000

A rare opportunity to purchase this two bedroom grade II listed period property which is very well situated in the desirable village of Maids Moreton, not far from Buckingham town. Whitney Box Cottage is full of charm and character throughout and has been carefully improved by the current owners, still in keeping with the age of the property. The property is tucked away within the village itself and benefits from a brick built fireplace with multi fuel burning stove, exposed beams and brickwork, space for a range cooker in the kitchen, various cleverly designed built in storage on both levels, latch and brace internal doors, a landscaped rear garden with 'Yorkshire' stone paving and a large 'Cabin' offering a variety of further uses such as home office space, gym or work room. The property fully comprises: Entrance hall, sitting room, dining room, kitchen, first floor landing, two bedrooms and a spacious bathroom. To the outside: a good sized gravel driveway, large front garden with summerhouse and landscaped rear garden with cabin. EPC Exempt.



## Entrance

Door to:

## Entrance Hall

Built in cloaks cupboard with rail and shelf as fitted, radiator, window to front aspect (non-opening), door to rear, exposed beam.

## Sitting Room

5.56m Max x 3.93m Max

Multi fuel burner with brick surround, two radiators, exposed beams, window to front aspect, window to side aspect (Non-opening), under stairs storage cupboard.

## Kitchen

4.04m Max x 2.56 Max

Fitted to comprise 'Belfast' sink unit with mixer tap and cupboard under, work tops, tiling to splash areas, space for range cooker, extractor hood over, space for fridge, built in freezer, radiator, window to rear aspect, exposed beams and brickwork.

## Dining Room

4.95m x 2.5m

Window to front aspect, window to side aspect (Non-opening), two radiators.

## First Floor Landing

Access to loft space (boiler in loft space).

## Bedroom One

3.46m Max x 3.34m Max

Window to front aspect, feature fireplace, radiator, built in wardrobe with rail and shelving as fitted.

## Bedroom Two

3.40 Max + Door recess x 2.33m Max

Window to rear aspect, radiator, built in overhead storage, exposed brick work, built in wardrobe with rail and shelving as fitted.

## Bathroom

White suite of bath with mixer tap and shower over, shower screen as fitted, low level wc, pedestal wash hand basin, window to rear aspect, full height tiling, heated towel rail, built in storage cupboard with rail and shelving as fitted.

## Outside

### Front Garden

Laid mainly to lawn with gate to front, gravel driveway leading to property entrance, a range of flower and shrub beds, low maintenance decked and shingle area, summer house, outside light, outside tap, open side access to:

### Rear Garden

A landscaped rear garden including 'Yorkshire' stone paving, gravel and decked seating areas, outside power, outside light, outside tap.

### Cabin

4.79m x 2.29m

Offering a variety of uses.

Stainless steel sink unit with mixer tap, cupboard under, work top over, space and plumbing for washing machine, space for additional fridge/freezer, a range of base units with work top over, power and light connected.

### Please Note

Grade II Listed.

Council Tax band D.

All main services connected.

### 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 us for further information.

### N.B.

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









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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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