

*Russell & Butler*

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*Russell*

## Cheshire Cottages, School Hill, Charndon, OX27 0BT Asking Price £449,995.00 Freehold

A well presented four bedroom semi detached family home situated in a village location not far from Buckingham and Bicester. The property benefits from a refitted kitchen, shower to main bedroom, refitted bathroom, garage, large gravel driveway offering plenty of parking and a good sized rear garden. The property also offers potential for extension (subject to any necessary planning permissions). The accommodation fully comprises: Entrance hall with access to the integral garage, cloakroom, refitted kitchen with various built in appliances, dining room open through to the sitting room with a multi fuel burner stove, spacious conservatory, first floor landing, main bedroom with built in wardrobes and shower, three good sized further bedrooms and refitted bathroom. To the outside: Plenty of off road parking, wide gated access leading to a good sized rear garden. EPC rating D.



### **Entrance**

Door to:

### **Entrance Hall**

Radiator, heated rail radiator, access to garage.

### **Cloakroom**

White suite of low level wc, wash hand basin with mixer tap, heated towel rail.

### **Kitchen**

3.51m x 2.42m

Refitted to comprise a range of base, drawer and eyelevel units, sink unit with mixer tap, 'NEFF' built in oven, 'NEFF' built in induction hob with extractor over, 'NEFF' built in microwave, built in fridge freezer, built in 'Samsung' dishwasher, drinks cooler, granite work surfaces, downlighters, Upvc double glazed window to front aspect, door to;

### **Dining Room**

3.96m Max x 3.31m Max

Oak engineered wood flooring, Upvc double glazed window to side aspect, radiator, stairs rising to first floor, open through to:

### **Sitting Room**

4.56m Max x 3.31m Max

Multi fuel burner with surround, radiator, Upvc double glazed window to front aspect, opaque non-opening Upvc double glazed window to side aspect.

### **Conservatory**

3.73m Max x 3.14m Max

Power and heating connected.

### **First Floor Landing**

Access to loft space, built in cupboard with shelving as fitted.

### **Bedroom One**

4.26m Max into shower, 3.47m Min x 3.55m

Upvc double glazed window to front aspect, built in storage cupboard with shelving, built in wardrobes, radiator, walk in fully tiled shower with further shower attachment.

### **Bedroom Two**

4.61m x 2.62m

Built in storage, Upvc double glazed window to front aspect, radiator.

### **Bedroom Three**

3.00m x 1.99m

Upvc double glazed window to rear aspect, built in wardrobe, radiator.

### **Bedroom Four**

3.02m x 1.97m

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

### **Family Bathroom**

Fully tiled walk in shower with further shower attachment, low level wc, granite wash hand basin with cupboard under, half height tiling, downlighters, heated towel rail, Upvc double glazed window to rear aspect.

### **Outside**

#### **Front Aspect**

Gravel driveway for approx. 4 cars, outside light, gated side access.

#### **Rear Garden**

Laid mainly to lawn with patio area, outside enclosure, pond, outside power connected, outside taps (both hot and cold), outside light, outside shed with power, gated side access.

#### **Garage**

4.91m Min + recess x 2.59m Max

Roller electric door, power and light connected, plumbing for washing machine.

#### **Please Note**

All mains services connected.

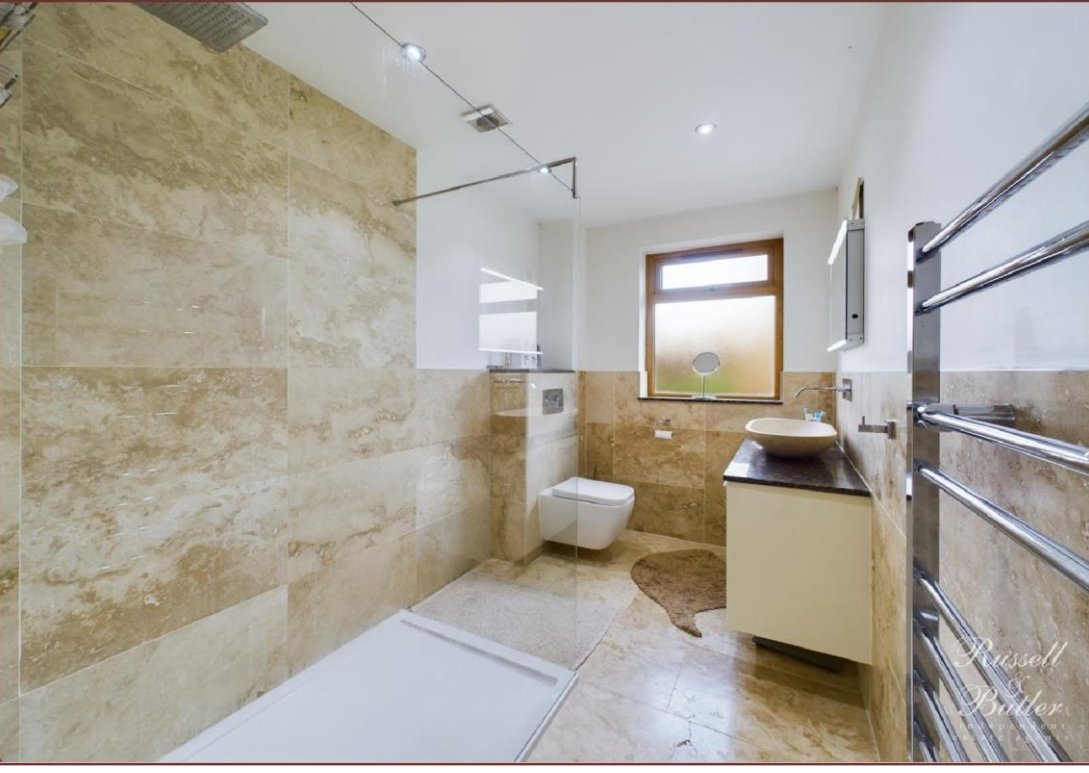
EPC rating: D

Council tax band: D

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 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.





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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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