

*Russell & Butler*

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

t: 01280 815999 e: [sales@russellandbutler.com](mailto:sales@russellandbutler.com)





# Vine Cottage, Chapel Lane, Akeley, Buckingham, MK18 5HU.

## Asking Price £425,000 Freehold

A rare opportunity to purchase two bedroom detached cottage in need of renovating complete with a building plot with permission to build a four bedroom detached house with parking. Subject to further planning being granted the cottage has the potential for extension or possibly demolishing and replacing with another detached dwelling. The accommodation for the cottage currently comprises: Entrance hall, sitting room, dining room, kitchen, rear hall, cloakroom, utility room, two bedrooms, bathroom and separate W.C.

The new build would comprise: Entrance Hall, cloakroom, sitting room, kitchen/dining room, study, bedroom one with En-suite shower room, three further bedrooms and family bathroom. There will be two parking spaces each plus a visitors space.





## **Entrance**

Double glazed entrance door to:

### **Entrance Hall**

Stairs rising to first floor.

### **Sitting Room**

3.38m x 3.07m

Radiator, window to front aspect.

### **Dining Room**

3.35m x 2.45m

LP Gas fire with back boiler supplying both domestic hot water and gas to radiator central heating, radiator, under stairs storage cupboard, window to front aspect.

## **Kitchen**

3.34m x 2.42m

Windows to side and rear aspects, door to Reception hall, radiator.

## **Reception Hall**

Door to Garden, pantry cupboard, window to side aspect, doors to Cloak room and Utility room.

### **Cloakroom**

Low flush wc, window to rear aspect.

### **Utility Room**

2.76m x 1.72m

Window to rear aspect.

## **Bedroom One**

3.36m x 3.02m

Window to front aspect, door to bathroom and separate wc.

## **Bedroom Two**

3.33m x 3.09m

Windows to front and rear aspects, two radiators, built in wardrobe.

## **Lobby**

Door to bathroom and door to wc.

## **Bathroom**

2.41m to rear of airing cupboard x 2.32m

Window to side aspect.

## **Front Garden**

Path to property entrance.

## **Large Rear Garden**

With planning permission to divide and erect a four bedroom detached house with parking at the end for four cars.

### **Please Note**

No mains gas. Electricity is currently disconnected.

EPC Rating: TBC

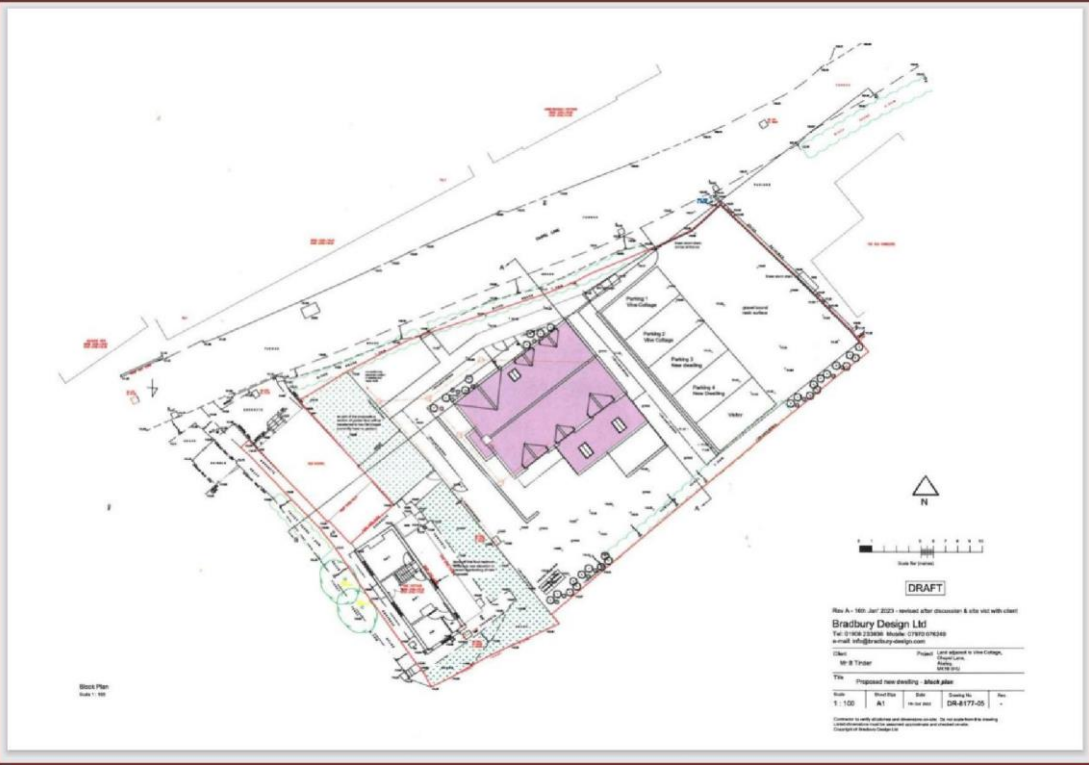
Council Tax Band: C

### **N.B.**

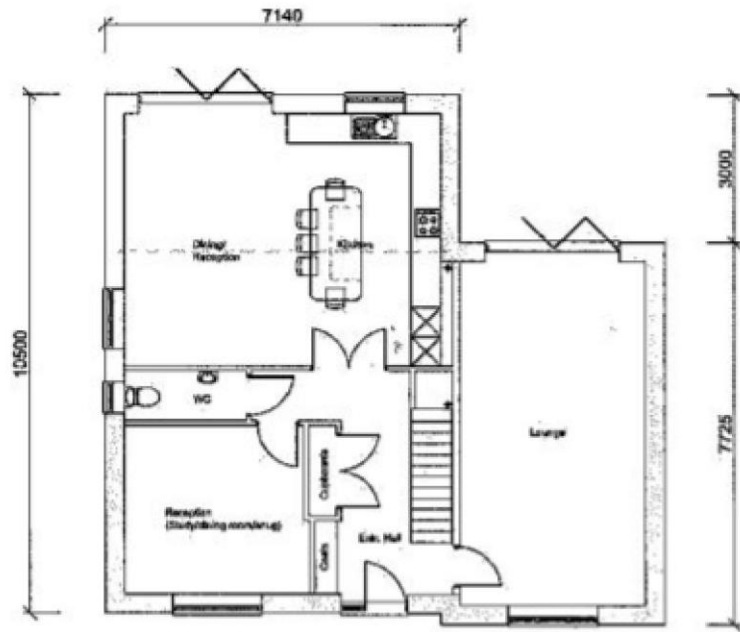
Measurements on floor plan are approximate due to, amongst other things, wall thickness etc. These are therefore not to be relied on.

### **Mortgage Advice**

If you require a mortgage we highly recommend that you speak to our independent Mortgage 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.



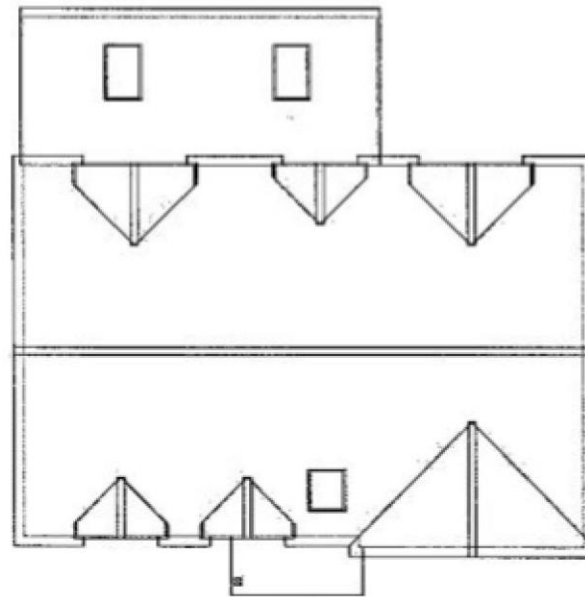




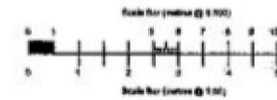
Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Roof Plan



**DRAFT**

**Bradbury Design Ltd**

Tel: 01408 233836 Mobile: 07970 076349  
 e-mail: info@bradbury-design.com

Client: Mr B Tindler  
 Project: Level extension to New Cottage, Chapel Lane, Aspley, SXC18 2SL

Title: Proposed new dwelling - client early showing

Scale	Sheet Size	Date	Drawing No.	Rev.
1:50	A1	16/04/2012	DR-0177-03	1

Contractor to verify all details and dimensions on site. Do not scale from this drawing. Labels drawn to scale. Be assumed as proposed and checked on site. Copyright © Bradbury Design Ltd



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.

Visit us online: [www.russellandbutler.com](http://www.russellandbutler.com)

