

Russell & Butler

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

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t: 01280 815999 e: sales@russellandbutler.com



*Russell
& Butler*

Shepperds Close, North Marston, MK18 3PB

Asking Price £725,000.00 Freehold

A well maintained and spacious four bedroom extended detached family home situated in a desirable village location not far from both Winslow and Buckingham. The property benefits from plenty of downstairs space including a dual aspect sitting room, both dining room and study and kitchen/breakfast room with separate laundry room. The accommodation fully comprises: Spacious entrance hall with stairs leading up to the first floor, cloakroom, sitting room with doors leading out to the rear garden, dining room, study, kitchen/breakfast room with various integrated appliances, laundry room giving access to the rear, first floor landing, a large main bedroom with separate dressing room offering a variety of further uses, ensuite with both bath and separate walk in shower, three further good sized bedrooms and family bathroom. To the outside; Plenty of off road parking, double garage and gated access leading to the rear garden. EPC Rating D.



Entrance

Entrance door to:

Entrance Hall

Radiator, stairs rising to first floor.

Cloakroom

White suite of low level wc, sink with mixer tap, cupboard under, tiling to splash areas, double glazed window to front aspect, heated towel rail.

Sitting Room

6.98m x 3.47m

LPG remote controlled gas fire with limestone surround and granite base, two radiators, double glazed window to front aspect, double glazed French doors to rear, coving to ceiling.

Dining Room

3.58m x 3.01m

Double glazed window to rear aspect, radiator, coving to ceiling.

Study

2.69m max x 1.89m Max

Double glazed window to rear aspect, built in desk space, radiator, 'Karndean' flooring, covered 'Worcester Bosch' oil fired boiler.

Kitchen/Breakfast Room

5.33m Max x 5.17m max

A range of base and eyelevel units, stainless steel one and a half sink unit with mixer tap, cupboard under, waste disposal under sink, built in 'Neff' dishwasher, built in 'Neff' electric oven, built in 'Neff' LPG gas hob with splash back and extractor fan, space for fridge freezer, two double glazed windows to front aspect, double glazed window to side aspect, coving to ceiling, 'Karndean' flooring, radiator.

Laundry Room

A range of base and eye level units, stainless steel sink unit with mixer tap, cupboard under, space for washing machine, space for dryer, space for additional white goods, double glazed window to side aspect, door to rear, radiator, coving to ceiling, 'Karndean' flooring.

First Floor Landing

Access to loft space, radiator, double glazed window to front aspect, airing cupboard housing hot water tank with linen shelving as fitted.

Bedroom One

5.61m max x 3.87m Max

Two double glazed windows to front aspect, double glazed window to side aspect, two radiators, coving to ceiling.

En-Suite

Large walk in shower, white suite of bath with mixer tap, low level wc, wash hand basin, cupboard under, tiling to splash areas, double glazed window to rear aspect, downlighters, coving to ceiling, heated tiled floor, heated towel rail.

Dressing Room

Double glazed window to rear aspect, radiator, coving to ceiling.

Bedroom Two

3.45m Max 3.48m Max

Double glazed window to rear aspect, radiator, coving to ceiling.

Bedroom Three

3.48m x 3.43m

Double glazed window to front aspect, radiator, coving to ceiling.

Bedroom Four

3.45m Max 2.02m Max

Double glazed window to rear aspect, radiator, coving to ceiling.

Family Bathroom

White suite of bath with shower over, screen as fitted, basin with mixer tap, cupboard under, low level wc, tiling to splash areas, double glazed window to front aspect, heated towel rail, coving to ceiling, 'Amtico' flooring.

Front Aspect

Gravel driveway to front with car charging point, outside lighting, outside tap, outside store to front, gated access leading to:

Rear Garden

Laid mainly to lawn with a range of flower and shrub beds, paved patio and gravel areas, storage shed, outside lighting, outside tap, oil tank.

Double Garage

5.27m Max x 4.94m

Two up and over doors, pedestrian door to rear, power and light connected, eaves storage space.

Please Note

All mains services connected with the exception of gas.

EPC Rating: D.

Council Tax Band: F.

Flood Risk: Low Risk.

Broadband Availability: Standard Available. Fibre is available through Gigaclear.

Mobile Phone Availability: EE, O2, Vodafone and Three Likely.

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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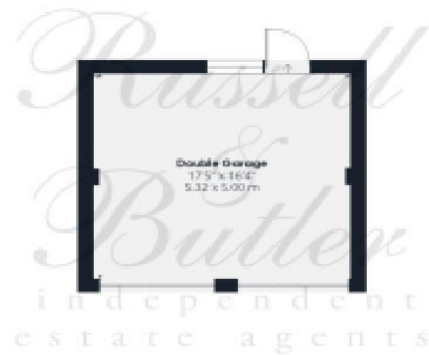




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

1098.27 ft²
101.65 m²

Reduced headroom

4.98 ft²
0.46 m²

(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.

GR1A/PPE/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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