

Russell & Butler

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

t: 01280 815999 e: sales@russellandbutler.com



Apple Tree Corner, Hillesden Hamlet, Buckingham, MK18 4BX.

Asking Price £805,000.00 Freehold

A fabulous four bedroom detached property situated in a semi rural location on a plot of approximately .24 of an acre. This contemporary style house offers flexible accommodation with three of the bedrooms on the ground floor and a large first floor sitting room with balcony affording views over the hamlets rooftops and open countryside. There is a good size re-fitted kitchen/dining room open through to a snug, two bedrooms en-suite, UPVC double glazing, parking for several cars and well tended wrap around gardens with a summer house. The accommodation comprises on the ground floor: Entrance hall, guest bedroom with en-suite shower room, bedrooms 3 & 4, family bathroom, kitchen/dining room, snug, utility room and a conservatory. On the first floor: Sitting room with balcony and master bedroom with en-suite. Outside: Good sized wrap around gardens and reduced size garage/workshop. Energy rating E.



Open Porch

Composite double glazed entrance door to:

Entrance Hall

Wood flooring, radiator, Oak staircase with glazed inserts to front aspect, built in coat cupboard.

Ground Floor Bathroom *7' 6" X 7' 2" (2.31m X 2.20m)*

White suite of panel bath with mixer tap and shower attachment, pedestal wash hand basin, low flush wc, ceramic tiling to splash areas, ceramic tiled floor, extractor fan, inset LED downlighting, ladder towel radiator, wall mounted heater.

Bedroom Four/Study *9' 3" X 7' 3" (2.83m X 2.23m)*

Double radiator, Upvc double glazed window to front aspect.

Bedroom Three *13' 9" X 11' 6" (4.20m X 3.53m)*

Radiator, Upvc double glazed window to front aspect.

Bedroom Two *14' 9" X 8' 5" (4.52m X 2.57m)*

Radiator, Upvc double glazed window to front aspect.

En-Suite *8' 4" X 4' 3" (2.55m X 1.30m)*

White suite of double width fully tiled shower cubicle, wash hand basin with cupboard under, low flush wc, ceramic tiling to splash areas, ceramic tiled floor, extractor fan, wall mounted heater, inset LED downlighting.

Kitchen/Dining Room *22' 8" X 11' 0" (6.91m X 3.37m)*

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, four ring ceramic hob with extractor canopy over, split level electric double oven and grill, integrated dishwasher, tall integrated fridge, pantry cupboard under, two radiators, Upvc double glazed windows to side and rear aspects, archway to Snug, Upvc double glazed French patio doors to Conservatory, cupboard housing "Potterton" gas fired boiler supplying both domestic hot water and radiator central heating.

Snug *7' 4" X 6' 7" (2.26m X 2.03m)*

Radiator, wood laminate flooring, Upvc double glazed window to rear aspect, door to Utility room.

Utility Room

Fitted to comprise inset single drainer stainless steel sink unit with mono bloc mixer tap, cupboard under, further eyelevel units, tall integrated freezer, broom cupboard, plumbing for automatic washing machine, vent for tumble dryer, radiator, ceramic tiled floor, Upvc double glazed door to rear garden, Upvc double glazed door to Garage/Workshop

Sitting Room *19' 7" X 17' 10" (5.98m X 5.44m)*

Max

A fabulous room with panoramic views over open country side and the roof tops of Hillesden Hamlet, two radiators, two Upvc double glazed windows to front and side aspects, inset LED downlighting, double glazed tri folding doors to balcony which is paved with wrought iron railings.

Bedroom One *12' 7" X 11' 5" (3.85m X 3.50m)*

Radiator, access to loft space, Upvc double glazed window to rear aspect with open views, walk-in linen/airing cupboard housing hot water tank and immersion heater, shelving and light.

En-Suite *8' 0" X 7' 5" (2.45m X 2.27m)*

White suite of fully tiled walk in shower, wash hand basin with cupboard under, low flush wc, ceramic tiling to splash areas, ladder towel radiator, wall mounted heater, Upvc double glazed window to side aspect with open views, extractor fan, ceramic tiled floor with underfloor heating.

Outside

Situated on a plot of approx. 0.24 of an acre, The property is approached via a large Shingle driveway providing parking for several vehicles. The front area of the garden is laid mainly to lawn with well stocked flower and shrub beds and borders, gated access to side of the garden which is again laid mainly to lawn, vegetable garden with raised beds, greenhouse and shed. The lawn extends to the rear of the garden, laid to lawn with well stocked flower and shrub beds and borders.

Raised timber decking with good sized summer house with power and light connected. Block paved patio extends to hard standing to side, enclosed 1400ml oil storage tank (New in November 2023). Fully enclosed by timber fencing and hedge row, field views, outside tap, outside lighting, external power point to decking.

Garage *12' 8" X 11' 2" (3.88m X 3.41m)*

Reduced sized garage which would house a small car, however also makes an ideal work shop, double doors to front, Upvc double glazed window to side aspect, Upvc double glazed door to Utility Room, power and light connected.

Please Note

All mains services connected.

EPC Rating: E

Council Tax Band: G

Low flood risk.

Broadband - 300mps via Econ/The communication Gateway Limited.

Mobile

EE and Vodafone Mobile and Voice Data Likely

O2 Voice 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 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 the office for more details.



Russell
& Butler
INDEPENDENT
ESTATE AGENTS



Russell
& Butler
INDEPENDENT
ESTATE AGENTS



Russell
& Butler
INDEPENDENT
ESTATE AGENTS



Russell
& Butler
INDEPENDENT
ESTATE AGENTS



Russell
&
Butler
independent
estate agents





Floor 0



Floor 1

Russell & Butler
ESTABLISHED 1854

Approximate total area⁽¹⁾

1,842.18 ft²

171.14 m²

Reduced headroom

10.42 ft²

0.97 m²

(1) Excluding balconies and services.

(2) 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.

GRAPHIC 360

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

