

*Russell & Butler*

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# Main Street, Gawcott, Buckinghamshire, MK18 4HZ

Asking Price £825,000 Freehold

A beautifully presented four bedroom, detached character property located in the desirable village of Gawcott, benefitting from a recently re-fitted spacious kitchen/dining/family room with breakfast bar, integrated appliances and tri fold doors leading out onto the patio and southerly aspect rear garden. This lovely family home benefits further from a basement playroom/snug, garden office and gym. The accommodation comprises: Hallway, ground floor cloakroom, basement/playroom, sitting room with feature fireplace, family room with wood burning stove, kitchen/dining/family room and a separate laundry/ utility room. On the first floor a light and airy landing, master bedroom with built in wardrobes and a four piece en-suite bathroom, three further bedrooms and the family bathroom. There is gravel parking to the front and fully enclosed gardens to the rear with two fully insulated garden offices. EPC D.



**Entrance**

Solid wood door to:

**Entrance Hall**

Stairs rising to first floor, radiator, door to basement, inset downlighters.

**Basement**

*14' 10" X 8' 11"*  
*(4.53m X 2.73m)*

A useful basement/snug with inset downlighters, inset recess with lighting, radiator.

**Cloakroom**

Suite of low level wc, wall mounted wash hand basin, radiator, tiled flooring, extractor fan.

**Sitting Room**

*18' 0" X 10' 8"*  
*(5.50m X 3.26m)*

Leaded light effect bay window to front aspect, window to rear aspect, radiator, feature fireplace, exposed timbers.

**Family Room**

*17' 8" X 11' 10"*  
*(5.40m X 3.62m)*

Leaded light effect Bay window to front aspect, feature fireplace with wood burning stove, wooden flooring, radiator, coving to ceiling, part glazed double doors to kitchen/ dining/family room.

**Kitchen/Dining Family Room**

*32' 8" X 19' 4"*  
*(9.98m X 5.91m)*

Maximum width and length measurements.  
A fabulous open plan, kitchen/dining/family room re-fitted to a high specification to comprise breakfast bar with storage cupboards under, inset stainless steel single drainer sink unit with mono bloc mixer taps, cupboard under, a further extensive range of wall, drawer and base units with Oak work tops over and coordinating upstands, integrated family size fridge and family size freezer, integrated dishwasher, built in wine fridge, two built in electric ovens with gas hob over as well as extractor fan, metro tiling splash back, exposed brick work, inset downlighters, two radiators, recess with book shelving and lighting, French doors to patio and rear garden, UPVC double glazed tri-fold doors with built in blinds to patio and rear garden. Windows to front aspect. Inset downlighters. Three radiators.

**Laundry/ Utility Room**

*8' 9" X 6' 9"*  
*(2.68m X 2.07m)*

Refitted to comprise inset one and a quarter stainless steel sink unit with mono bloc mixer tap, space and plumbing for washing machine, work tops over, range of drawers, cupboards and open shelving, cupboard housing recently replaced gas fired boiler supplying both domestic hot water and gas to radiator central heating, inset downlighters, double glazed window to rear aspect, part glazed stable door to side.

**First Floor Landing**

Double glazed window to rear aspect, radiator, access to loft space.

**Master Bedroom**

*13' 11" X 10' 3"*  
*(4.25m X 3.14m)*

Benefitting from two built in double width wardrobes with hanging rails and shelving as fitted, overhead storage cupboards, two double glazed windows to rear aspect, two radiators, two Velux windows, double glazed window to side aspect, airing cupboard housing hot water tank, light lantern, two wall light points, door to:

**En-Suite**

*10' 8" X 7' 10"*  
*(3.26m X 2.40m)*

White bathroom suite of panel bath, fully tiled separate shower cubicle with shower as fitted, low level w/c, wash hand basin with storage cupboard and drawers under and granite surrounds, ceramic tiled flooring, ceramic tiling to splash areas, radiator. Chrome/ladder towel rail, double glazed window to front aspect.

**Bedroom Two**

*12' 0" X 10' 10"*  
*(3.66m X 3.31m)*

Double glazed window to front aspect, radiator.

**Bedroom Three**

*11' 7" X 9' 0"*  
*(3.55m X 2.75m)*

Double glazed window to rear aspect, radiator.

**Bedroom Four**

*10' 11" X 7' 6"*  
*(3.35m X 2.29m)*

Double glazed window to front aspect, radiator, feature fireplace, open through to:

**Dressing Room/Desk Area**

*5' 3" X 5' 11"*  
*(1.62m X 1.81m)*

Double glazed window to front aspect.

**Family Bathroom**

*7' 7" X 6' 6"*  
*(2.33m X 2.00m)*

White suite of panel bath with mixer taps, separate shower over, glazed screen, pedestal wash hand basin, low level w/c, full and half height ceramic tiling to walls, extractor fan, double glazed window to rear aspect, inset downlighters, towel radiator.

**Front Aspect**

Gravel driveway directly opposite providing off road parking for several vehicles, wooden double gates leading to rear garden.

**Rear Garden**

A fully enclosed south east facing rear garden with large paved patio with covered BBQ area, large timber storage shed, log store, steps leading up to lawn area with established planting, mature tress and shrubs and raised flower bed. Outside tap, outside lighting, outside power point.

**Garden Gym/ Office**

*19' 7" X 9' 6"*  
*(5.97m X 2.92m)*

Fully insulated Cedar wood garden office/ gym benefitting from double glazed French doors leading out onto a patio and rear garden, inset downlighters, power connected.

**Additional Garden Office**

*9' 6" X 9' 7"*  
*(2.90m X 2.94m)*

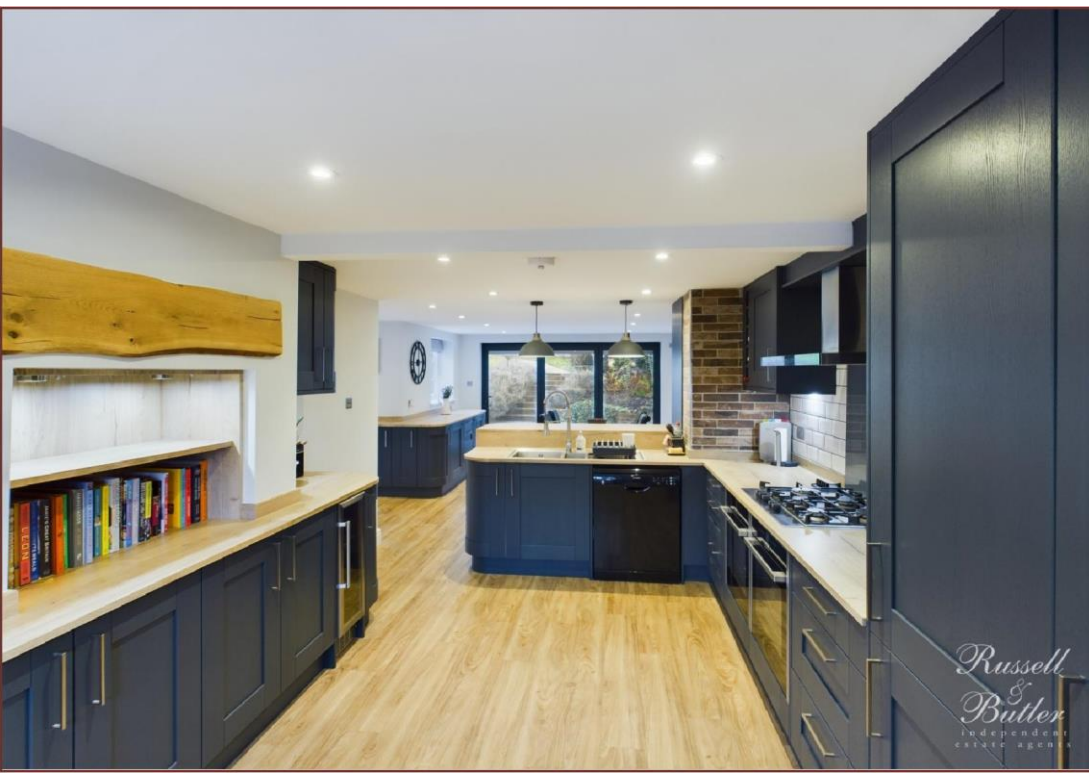
Insulated Cedar wood second garden office with light and power connected, inset downlighters and French Doors to rear garden and patio.

**Please Note**

All mains services connected. Council Tax Band: F EPC Rating: TBC 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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