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Rectory Farm Cottage, Water Stratford Road, Tingewick, MK18 4PD

Asking Price £575,000

A lovingly renovated and extended four bedroom detached cottage in the sought after village of Tingewick. The property has been sympathetically extended and refurbished to a high standard and offers a wealth of character and charm, yet with all the convenience of a modern property. The interior brace and latch doors are handmade of Pine with Suffolk latches, there is underfloor heating to the ground floor, handmade Oak handrails to the staircase and exposed wooden flooring throughout the first floor. The property benefits further from; double glazed bi fold doors from the light and airy garden room onto a pretty garden, French doors from the kitchen/dining room onto a second garden, double glazed windows throughout, and a wood burning stove.



Entrance

Solid wood entrance door to:

Entrance Hall

Providing access to accommodation, ceramic tiled floor, doors to both sitting room and family room.

Sitting Room

17' 5" X 11' 11" (5.31m X 3.65m)

Having the advantage of feature fireplace with wood burning stove, six wall light points, ceramic tiled floor with under floor heating, brace and latch pine door to concealed staircase, three double glazed windows to front and rear aspects.

Garden Room

15' 2" X 9' 3" (4.64m X 2.84m)

A beautiful addition to the property with vaulted ceiling with Velux windows, Oak double glazed bi folding doors that fully open onto the garden, marble tiled floor with under floor heating, double glazed windows to the side aspect.

Family Room

12' 0" X 10' 2" (3.66m X 3.10m)

Fireplace recess, inset down lighters, tiled flooring with under floor heating, two double glazed windows to front aspect.

Kitchen/Dining/Family Room

21' 6" X 10' 9" (6.56m X 3.28m)

Fitted to a high specification to comprise inset Belfast sink with mixer-tap, cupboard under, a further range of base and eye level units with Granite work surfaces and upstands, integrated fridge and freezer, electric hob with extractor hood over, Granite splashback, electric, self cleaning oven under, (space for a dishwasher if required) inset down lighters, ceramic tiled floor with under floor heating, double glazed French doors onto the side garden, three double glazed windows to front and side aspects.

Ground Floor Cloakroom

White suite of low level W/C, wall mounted wash hand basin, extractor fan, inset down lighters, ceramic tiled floor with under floor heating.

Utility Room

Glow worm gas fired combi boiler serving both domestic hot water and central heating, inset stainless steel sink unit, cupboards under, space and plumbing for washing machine, Velux window, ceramic tiled floor with under floor heating, part glazed door to rear aspect.

First Floor Landing

Handmade Oak handrails, exposed wooden flooring, built in storage cupboard, access to loft space with ladder offering additional storage space, with built in desk, skylight.

Master Bedroom

11' 11" X 9' 9" (3.64m X 2.98m)

Exposed wooden flooring, radiator, double glazed window to side aspect, mains smoke alarm, door to:

En-suite Shower Room

White suite comprising fully tiled shower cubicle with shower as fitted, low level W/C, wash hand basin housed in hand made vanity unit with marble top, stainless steel ladder/heater towel rail, inset down lighters, exposed wooden flooring, ceramic tiling to splash areas, double glazed window to front aspect.

Bedroom Two

11' 11" X 10' 3" (3.64m X 3.14m)

Exposed wooden flooring, radiator, mains smoke alarm, double glazed window to front aspect.

Bedroom Three

11' 11" X 10' 1" (3.64m X 3.09m)

With feature cast iron fireplace, exposed wooden flooring, radiator, mains smoke alarm, double glazed window to front aspect.

Bedroom Four

11' 11" X 8' 1" (3.64m X 2.47m)

Exposed wooden flooring, radiator, mains smoke alarm, double glazed window to side aspect.

Family Bathroom

White suite of panel bath, separate shower over, low flush W/C, handmade vanity unit housing wash hand basin, extractor fan, two wall light points, stainless steel ladder heater/towel rail, ceramic tiling to splash areas, double glazed window to side aspect.

Outside

Front Aspect

Small retaining wall with gated pedestrian access, established shrubs and planting, off road parking with double wooden gates leading to further off road parking and garage/workshop with power and light connected.

Gardens

There are two gardens to either side of the property, the first leading from the French doors off the kitchen/dining/family room and second being off the lovely garden room, both of which are laid mainly to lawn with flower and shrub beds and borders.

Please Note

All mains services connected.

EPC Rating: C Council Tax Band: D

Standard, Superfast & Ultrafast broadband available.

EE, Vodaphone, Three and 02 Voice and Data likely Outdoors

EE Voice and Data likely indoors

Vodaphone, Three and 02 Voice and Data limited indoors

Very low risk of flooding from rivers and the sea aswell as surface water.

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.

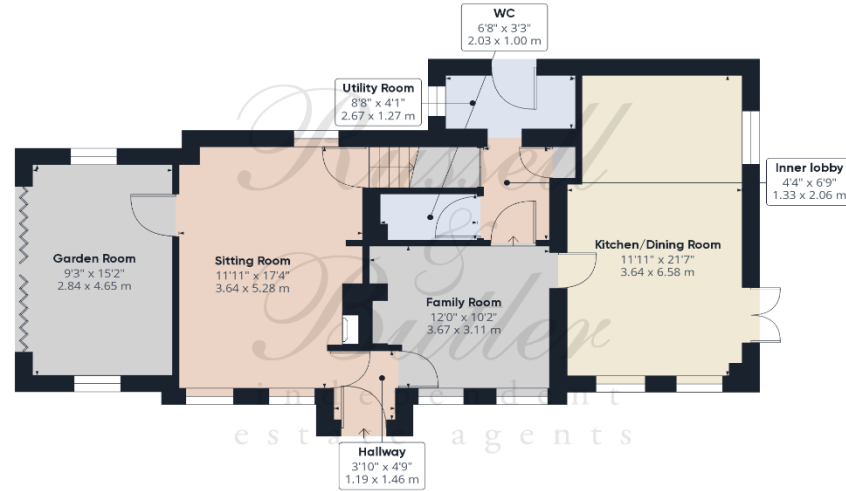




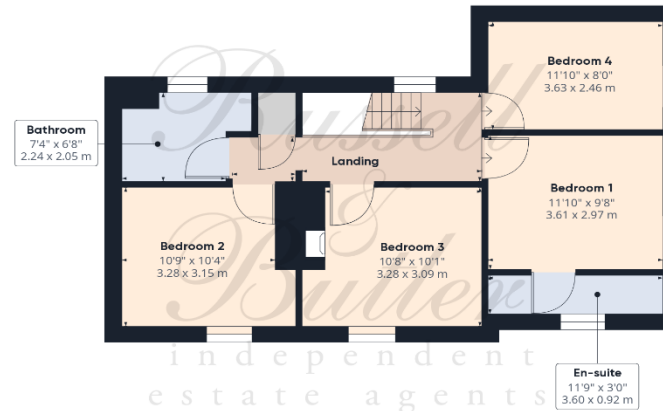
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Floor 0



Floor 1

Approximate total area⁽¹⁾

1490.49 ft²
138.47 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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