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## The Old Bakery, Main Street, Tingewick, MK18 4NN Asking Price £825,000.00 Freehold

A fabulous five bedroom Grade 2 listed cottage situated in this sought after village location. The property offers spacious, flexible accommodation and is ideal for the growing family as well as being suitable for dual family living or indeed the home worker. There are character features everywhere including inglenook fireplaces (not used), exposed beams and some flagstone floors. There are three good size reception rooms, three bathrooms, with heating via gas to radiator. There is a good size rear garden, which is private and with various entertaining areas. There are two big barns, one used as a work shop and the other as a home gym. Parking is on street although it is possible to park off street too. The accommodation comprises: Dining hall, sitting room, family room, kitchen/breakfast room, utility room/ground floor bathroom, second kitchen, bedroom one with en-suite, four further bedrooms, family shower room, attic rooms, two barns.



## Entrance

Solid wood half glazed entrance door to:

## Dining Hall

*13' 3" X 12' 4" (4.05m X 3.76m to front of fireplace )*

Inglenook fireplace with solid wood lintel (not used), flagstone floor, exposed ceiling beams, exposed brick wall, half wood panelling to two walls, sash window to front aspect, radiator, door to kitchen, door to inner lobby.

## Inner Lobby

Flagstone floor, door to cellar, door to utility/ground floor bathroom, open through to inner hall.

## Inner Hall

Flagstone floor, radiator, half wood panelling to one wall, built in storage cupboard, door to sitting room and further inner hall.

## Further Inner Hall

Stairs rising to first floor, radiator, walk in under stairs storage cupboard with window, door to family room.

## Cellar

*13' 9" X 7' 3" (4.21m + Stairs X 2.22m)*

## Utility/Ground floor bathroom

*17' 1" X 4' 9" (5.23m X 1.47m)*

White suite of panel bath with mixer tap and shower attachment, electric shower over, wash hand basin, low flush wc, plumbing for automatic washing machine, space for tumble dryer, radiator, quarry tiled floor, cupboard housing "ideal "gas combi boiler supplying both central heating and domestic hot water, window to rear aspect, door to rear.

## Sitting Room

*16' 5" X 11' 1" (5.02m to front of fireplace X 3.39m)*

Inglenook fireplace with wood lintel over, canopy (unused), sash window to front aspect, radiator, exposed ceiling beams.

## Family Room

*15' 5" X 10' 4" (4.72m x 3.16m to chimney breast, 4.01m Max)*

Marble fireplace, sash window to front aspect, door to front, door to kitchen.

## Kitchen

*10' 10" X 7' 8" (3.31m X 2.34m)*

Inset single drainer sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, four ring gas hob, electric oven under, low flush wc, extractor hood, "Glow worm" gas fired boiler supplying both domestic hot water and gas to radiator central heating, window to rear aspect, stable door to rear, radiator, full ceramic tiling to walls.

## Kitchen

*16' 2" X 10' 11" (4.93m X 3.33m)*

Inset Belfast sink unit with mono bloc mixer tap, cupboard under, further range of base and eye level units, solid beech work surfaces, ceramic tiling to splash areas, extractor canopy over, space for range cooker (not included), two radiators, flagstone floor, exposed ceiling beams, stairs rising to first floor, sash window to front aspect, stable door, exposed brick and beams to one wall.

## First Floor Landing

Radiator, window to rear aspect, doors to three bedrooms and shower room.

## Bedroom Three

*14' 11" X 10' 2" (4.57m X 3.10m)*

Sash window to front aspect, radiator, exposed ceiling beams, doors to landing and inner landing.

## Bedroom Five

*12' 4" X 9' 7" (3.76m X 2.93m)*

Radiator, sash window to front aspect, exposed beams.

## Bedroom Four

*11' 8" X 10' 9" (3.56m X 3.30m)*

Radiator, window to rear aspect.

## Shower Room

*9' 0" X 5' 6" (2.75m X 1.69m)*

White suite of double width shower cubicle, pedestal wash hand basin, low flush wc, full ceramic tiling to all walls, radiator, single double glazed sash window to front aspect.

## Inner Landing

Exposed wood floor, radiator, exposed beams, exposed stone wall.

## Bedroom One

*13' 0" X 12' 5" (3.97m X 3.80m)*

Radiator, leaded light window to front aspect, exposed beams, exposed stone wall.

## En-Suite

*10' 2" X 4' 10" (3.12m X 1.48m)*

White suite of panel bath with mixer tap and shower attachment, pedestal wash hand basin, low flush wc, full ceramic tiling to two walls.

## Bedroom Two

*15' 3" X 9' 2" (4.66m Max X 2.80m)*

Leaded light window to front aspect, door to attic room (step required), door to further attic room.

### **Carport/Store**

Double gates with personal door to Carport/store (5.18m x 2.55), double doors to garden room (former bakery shop), power and light connected, gates to rear garden.

### **Garden Room**

*15' 3" X 12' 2" (4.66m X 3.72m)*

Window to front aspect, stairs rising to first floor, door to w.c., doors to two attic rooms.

### **Attic Room One**

*15' 8" X 8' 9" (4.80m X 2.68m)*

### **Attic Room Two**

*15' 8" X 8' 9" (4.80m X 2.68m)*

Stable door to rear aspect.

### **Workshop/Barn**

*21' 6" X 12' 3" (6.56m X 3.75m)*

Workshop/Barn

### **Second Barn**

*21' 4" X 14' 0" (6.52m X 4.28m)*

Currently used as a home gym, power and light connected.

### **Rear Garden**

Block paved patio part enclosed by picket fencing, steps lead to entertaining area, cobble stones, patio with raised wall beds, outside lighting.

The main rear garden is laid in three parts to lawn with well stocked flower and shrub beds and borders, two greenhouses and two sheds, enclosed by fencing, raised shingle and block paved patio with an array of fruit trees, summer house, enclosed by fencing, and not over looked.

### **Please Note**

All mains services connected.

EPC Rating: Exempt      Council Tax Band: E

Standard, Superfast & Ultrafast broadband available.

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

Very low risk of flooding from rivers and the sea

High risk from 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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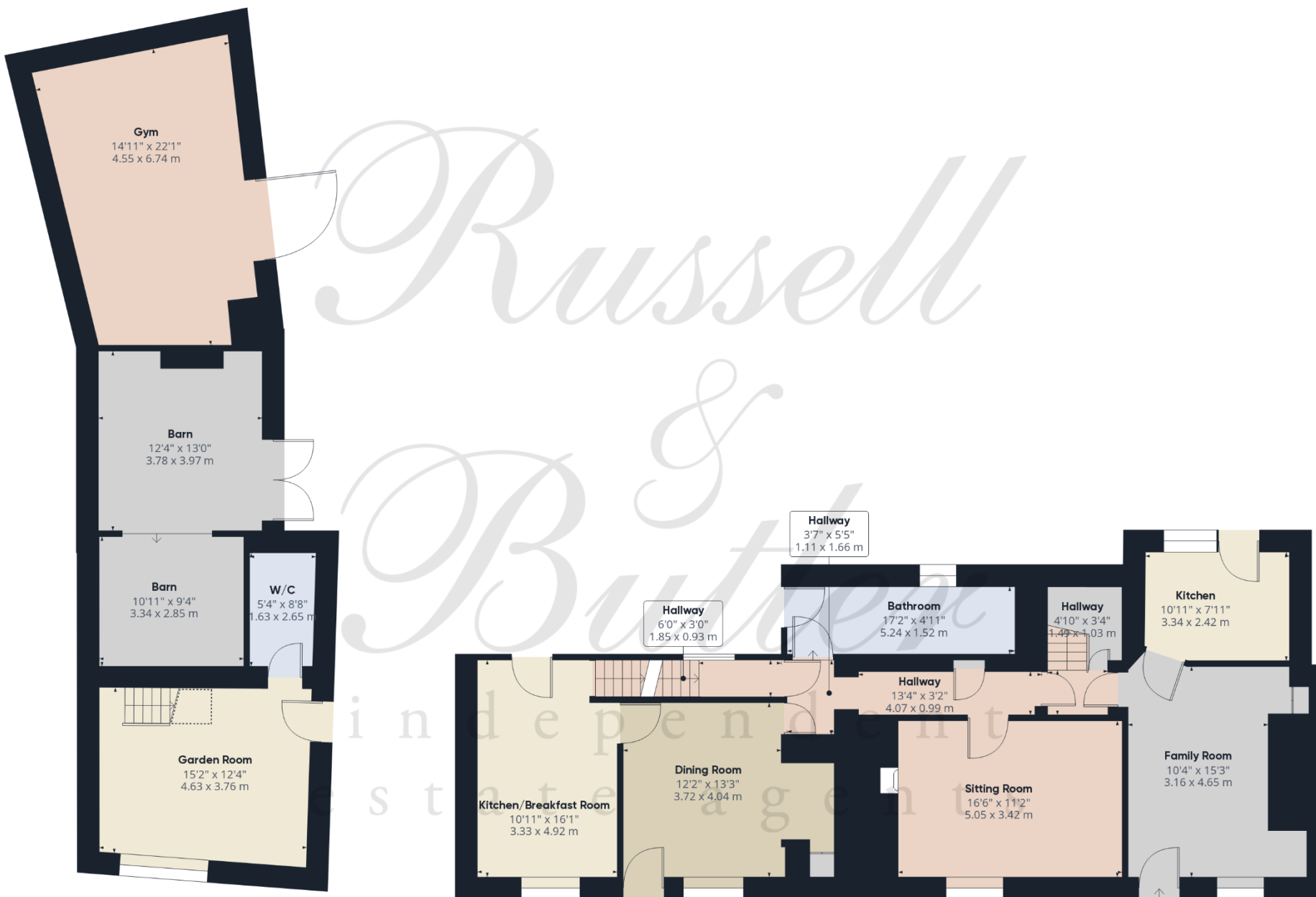




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**Approximate total area<sup>(1)</sup>**

1909.97 ft<sup>2</sup>

177.44 m<sup>2</sup>

**Reduced headroom**

14.31 ft<sup>2</sup>

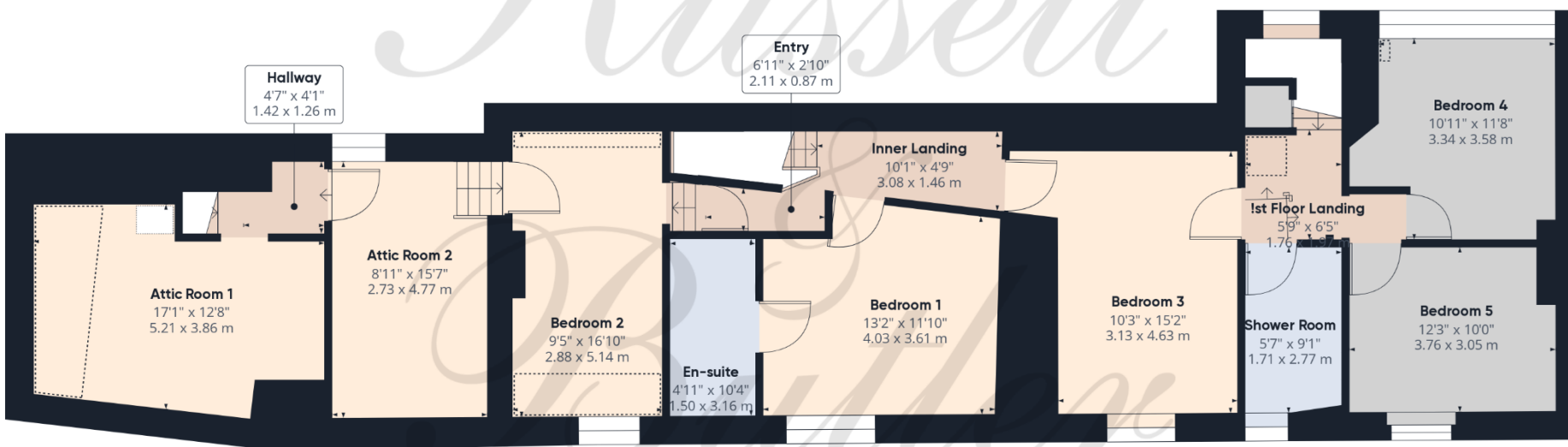
1.33 m<sup>2</sup>

(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.

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Approximate total area<sup>(1)</sup>

1291.65 ft<sup>2</sup>  
120 m<sup>2</sup>

Reduced headroom

73.58 ft<sup>2</sup>  
6.84 m<sup>2</sup>

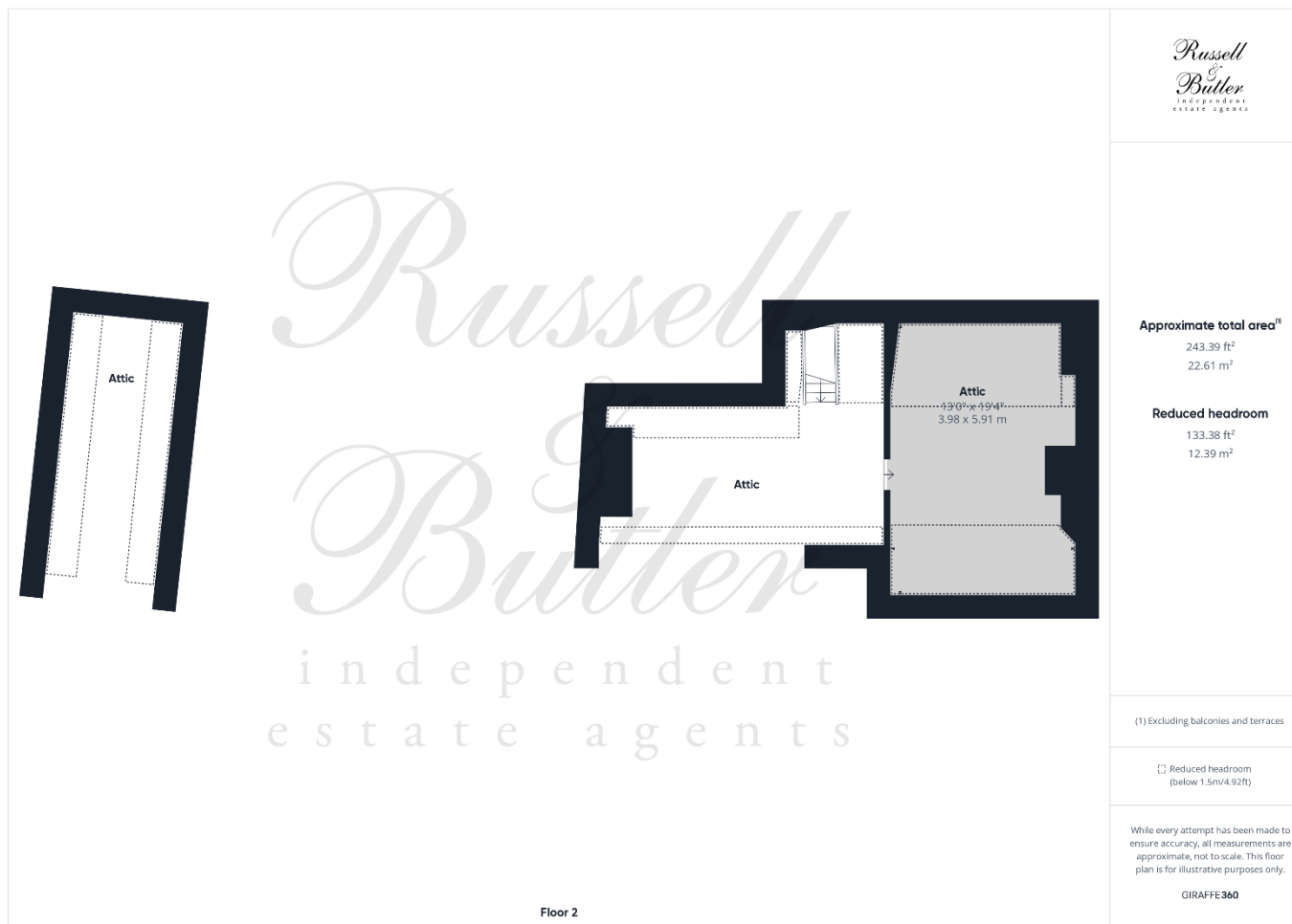
i n d e p e n d e n t  
e s t a t e a g e n t s

(1) Excluding balconies and terraces

⋮ Reduced headroom  
(below 1.5m/4.92ft)

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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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