

*Russell & Butler*

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

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t: 01280 815999 e: [sales@russellandbutler.com](mailto:sales@russellandbutler.com)



# Hatchet Leys Lane, Thornborough, MK18 2BU

**Freehold Asking Price £1,300,000**

A fabulous five bedroom detached family residence, situated in an idyllic location on the edge of this sought after village, with south west facing country views and beautiful gardens. The property offers flexible accommodation which would suit the growing family whilst also providing scope for dual family living as well as the home worker. Four of the bedrooms are en-suite, there are two first floor offices, a games room, a large kitchen/dining room, a lovely garden studio with air conditioning, a stable block, an oversized double width garage and extensive parking accessed via electric gates. The plot size is 1.33 acres, including the gardens and parking. The accommodation comprises: West wing, entrance hall, cloakroom, sitting room, dining hall, first floor office and games room. East wing, kitchen/dining room, utility room, inner hallway, second cloakroom, five bedrooms, five bathrooms, second first floor office and walk-in storage room. The property is approached via a sweeping driveway to the front with well stocked mature beds to either side and extends to the side and rear with entertaining areas and more mature flower and shrub beds. There is a thatched tree house and a plant room that houses the controls for the combined oil, air source and solar power units. Energy rating C.



## **Composite double glazed entrance door to:**

### **Entrance Hall**

Quarry tiled floor with underfloor heating, arch to dining room, arch to inner hall with quarry tiled floor and underfloor heating, stairs to west wing, Upvc double glazed window, under stairs storage cupboard, Upvc double glazed door to car port, built in cloak cupboard.

### **Cloakroom**

White suite of pedestal wash hand basin, low flush wc, quarry tiled floor with underfloor heating, Upvc double glazed window to side aspect.

### **Sitting Room**

*22' 6" X 22' 2" (6.87m Max x 6.78m Max - L-shaped)*

Ingle nook fireplace with LP Gas fire, aircon unit, four Upvc double glazed windows overlooking the rear garden and open fields.

### **Dining Room**

*15' 1" X 10' 7" (4.61m X 3.24m)*

Double radiator, quarry tiled floor, cupboard housing solar hot water tank, Upvc double glazed French doors to patio.

### **Kitchen**

*20' 7" X 16' 7" (6.28m X 5.08m)*

Fitted to comprise inset stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of extensive base and eyelevel units, pan drawer, rolled edge work surfaces, five burner LP Gas hob with extractor canopy over, split level electric double oven and grill, integrated Fridge/freezer, three Upvc double glazed windows overlooking the rear garden, radiator.

### **Utility Room**

*9' 2" X 8' 10" (2.80m X 2.71m)*

Inset Belfast sink with mono bloc mixer tap, cupboard under, further eyelevel units, plumbing for automatic washing machine, vent for tumble dryer, quarry tiled floor, double radiator, Upvc double glazed door to rear, floor drain.

### **East Wing**

#### **Inner hall**

Stairs rising to first floor, under stairs storage cupboard, two radiators, parquet flooring, sunlight tube.

#### **Cloakroom**

*7' 5" X 3' 5" (2.28m X 1.06m)*

White suite of low flush wc, wash hand basin, ceramic half height tiling to walls, radiator, extractor fan.

#### **Bedroom**

*11' 1" X 9' 8" (3.38m X 2.97m)*

Radiator, parquet flooring, Upvc double glazed window to front aspect, built in wardrobe and storage unit.

#### **Bedroom**

*15' 9" X 14' 7" (4.81m X 4.46m)*

Radiator, Parquet flooring, Two Upvc double glazed windows to front aspect.

#### **En-Suite**

*7' 3" X 4' 6" (2.21m X 1.39m)*

White suite of fully tiled shower cubicle, pedestal wash hand basin, low flush wc, ceramic half tiling to all walls, ceramic tiled floor, heated towel rail, extractor fan, underfloor heating and floor drain.

#### **Bedroom**

*11' 9" X 10' 5" (3.60m X 3.20m)*

Radiator, Upvc double glazed window to front aspect.

#### **Dressing Room**

*6' 6" X 6' 4" (2.00m X 1.95m)*

Built in wardrobes.

#### **En-Suite**

*8' 6" X 6' 1" (2.60m X 1.87m)*

White suite of fully tiled shower cubicle, pedestal wash hand basin, low flush wc, linen cupboard, extractor fan, Upvc double glazed window to front aspect, floor drain.

#### **Family Bathroom**

*8' 9" X 5' 4" (2.67m X 1.65m)*

White suite of panel bath with mixer tap and shower attachment, pedestal wash hand basin, low flush wc, fully tiled shower cubicle, ceramic half tiling to walls, ceramic tiled floor, radiator, extractor fan.

#### **Bedroom**

*14' 5" X 10' 6" (4.41m Max x 3.21m to front of wardrobe)*

Radiator, built in wardrobes, Upvc double glazed window to rear aspect, parquet flooring.

#### **En-Suite**

*6' 4" X 6' 4" (1.94m X 1.94m)*

White suite of fully tiled shower cubicle, wash hand basin, low flush wc, ceramic half tiling to walls.

#### **Master Bedroom**

*20' 4" X 13' 0" (6.21m x 3.97m + 5.11m Entrance Lobby)*

Two radiators, built in wardrobes, Upvc double glazed window to front and rear aspect, Upvc triple glazed French patio doors to rear garden, wood laminate flooring with underfloor heating, stair case to mezzanine landing with two walk in wardrobes, wood laminate flooring, Upvc double glazed window to side aspect.

### **Bath/Shower Room**

*10' 5" X 9' 0" (3.18m X 2.76m)*

White suite of panel bath with mixer tap and shower attachment, shower cubicle, wash hand basin with cupboards and drawers under, low flush wc, eaves storage cupboard, double glazed Velux window, ladder towel radiator, ceramic half tiling to walls, ceramic tiled floor.

### **Games Room**

*24' 2" X 14' 4" (7.38m X 4.37m)*

Three double glazed Velux windows.

### **Study**

*11' 9" X 11' 8" (3.60m X 3.56m)*

Double glazed Velux window to side aspect, exposed wood flooring, built in desks and shelving.

### **First Floor Landing**

Velux window and door to:

### **Bedroom**

*19' 7" X 8' 2" (5.98m Max narrowing to 2.50m x 2.5m Max - L-shaped)*

Radiator, double glazed Velux window, eaves storage cupboard.

### **Large walk in linen cupboard**

*8' 10" X 8' 2" (2.70m X 2.50m)*

Shelving and light

### **Outside**

Approached via a sweeping tarmac driveway and accessed via wrought iron electric gates. The frontage is largely laid to shingle with a well-stocked flower and shrub bed.

The drive leads to the large double garage and single carport. The oil storage tank is cleverly concealed within an attractive mock well.

Further shingle driveway to side provides more extensive parking and leads through to the rear garden. The total plot size is approx. 1.32m Acres with the rear garden behind laid mainly to lawn with various flower and shrub beds, veg plot, two patios one with pergola, built in BBQ and mature wisteria, outside power points and lighting. There is a large, thatched tree house and a stable block.

### **Garden studio**

*17' 9" X 10' 10" (5.42m X 3.32m)*

A fabulous garden studio with open plan kitchen/sitting/dining room with separate wc, connected to the mains drainage, power, light and water connected, double glazed, air conditioning unit, covered decking with external power points and paved patio.

### **Plant Room**

*8' 3" X 6' 0" (2.52m X 1.85m)*

Housing boiler supplying both domestic hot water and central heating, solar inverters, timer switch for air source pump.

### **Garage**

*22' 5" X 20' 2" (6.84m X 6.16m)*

Electric roller door, power and light connected, personal door to side.

### **Please Note**

All mains services connected with the exception of gas.

EPC Rating: C      Council Tax Band: G

Standard, Superfast & Ultrafast broadband available.

EE, Vodafone, Three and O2 Voice and Data likely Outdoors

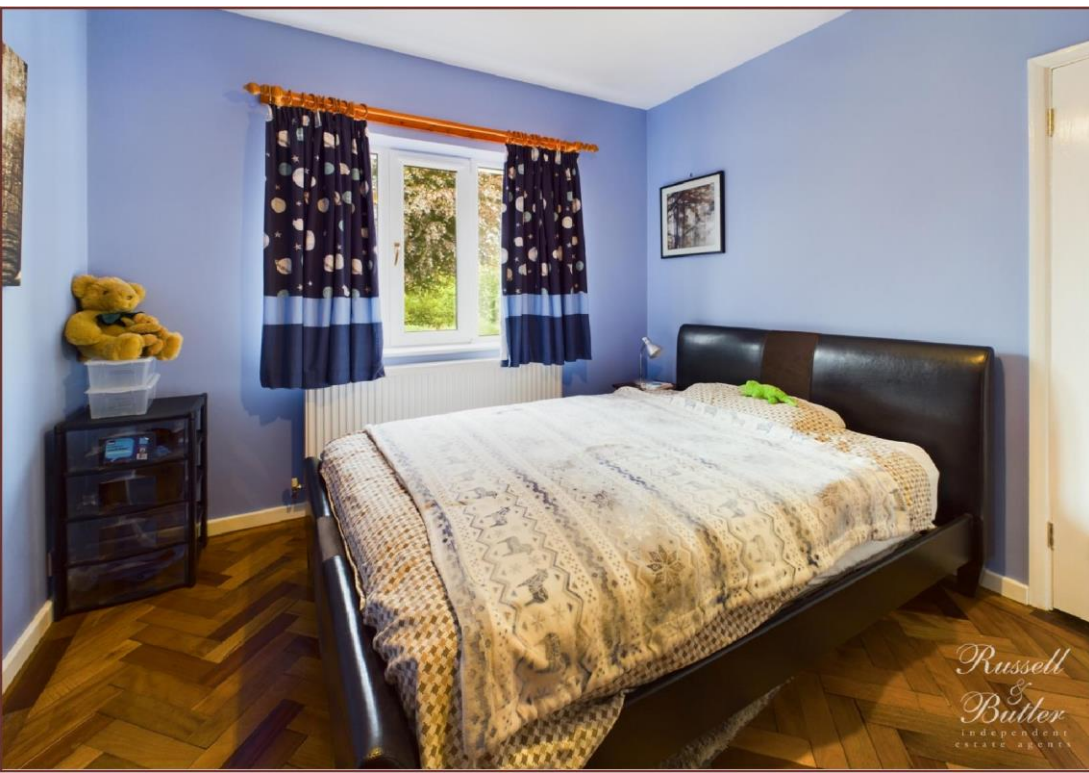
Limited Voice and Data Indoors

Very low risk of flooding from rivers and the sea

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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Approximate total area<sup>(1)</sup>  
3571.46 ft<sup>2</sup>  
331.8 m<sup>2</sup>

Reduced headroom  
254.25 ft<sup>2</sup>  
23.62 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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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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