

Russell & Butler

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OPEN 7 DAYS A WEEK

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Hillesden Road, Gawcott, MK18 4JF

Asking Price £850,000

A spacious five bedroom detached family home situated in a sought after village location with good size gardens to front and rear backing onto open fields. The property lends itself to dual family living as part of the house was extended to incorporate an extra reception room, bedroom and en-suite shower room, The main part has four bedrooms two of which are en-suite, a family bathroom as well as a groundfloor shower room and further benefits from gas to radiator central heating and double glazing. There is a good size garage/workshop. The accommodation comprises: Entrance hall, cloak/shower room, sitting room, study, dining room, second sitting room, kitchen/breakfast room, conservatory, utility room, five bedrooms, three en-suites, and family bathroom. Energy rating C.



Entrance

Door to:

Entrance Hall

Two Radiators, under stairs storage space, stairs rising to first floor.

Downstairs Shower Room

Fully tiled walk in shower, wash hand basin, low level wc, radiator, Upvc double glazed window to side aspect.

Sitting Room

15' 0" X 14' 9" (4.58m X 4.52m Max to fireplace)

Upvc double glazed window to front aspect, open fire with natural stone surrounds, exposed natural stone pillars.

Family Room

20' 0" X 14' 8" (6.11m Max X 4.48m Max)

Upvc double glazed French door to rear aspect, Upvc double glazed window to front aspect, three radiators, stairs rising to first floor.

Dining Room

14' 9" X 12' 0" (4.51m X 3.67m)

Two radiators, door to:

Study

6' 10" X 7' 0" (2.09m X 2.14m)

Upvc double glazed window to front aspect, radiator.

Conservatory

13' 8" X 10' 9" (4.18m Max X 3.28m Max)

Upvc double glazed.

Kitchen/Breakfast Room

14' 6" X 11' 8" (4.42m X 3.56m)

A range of base and eyelevel units, one and a quarter sink unit with mixer tap, cupboard under, work top over, tiling to splash area, built in double oven, integrated hob with extractor hood over, space for fridge space for slim line dishwasher, Upvc double glazed window to rear aspect, radiator, open through to:

Utility Room

A range of base and eyelevel units, stainless steel sink unit with mixer tap, cupboard under, work tops over, tiling to splash areas, window to side and rear aspect, Potterton Gas fired boiler, space and plumbing for washing machine.

First Floor Landing

Access to loft space.

Bedroom One *15' 5" X 14' 9" (4.72m Max to rear or wardrobes X 4.52m Max)*

Upvc double glazed window to front aspect, radiator, a range of built in wardrobes and storage.

En-Suite

Fully tiled walk in shower, low level wc, pedestal wash hand basin, full height tiling, heated towel rail, Upvc double glazed window to front aspect, extractor fan.

Bedroom Two/Guest Bedroom

14' 9" X 11' 9" (4.51m Max X 3.60m Max)

Upvc double glazed window to rear aspect, radiator.

En-Suite

Fully tiled walk in shower, low level wc, wash hand basin with mixer tap and cupboard under, tiling to splash areas, heated towel rail, Upvc double glazed window to rear aspect, extractor fan.

Bedroom Three

14' 6" X 12' 0" (4.43m X 3.68m)

4.43m Max to front of wardrobe x 3.68m Max to front of wardrobe Upvc double glazed window to rear aspect, radiator, a range of built in wardrobes and storage.

Bedroom Four

12' 4" X 9' 5" (3.78m to front of wardrobe X 2.89m Max into door recess, 1.58m Min)

Upvc double glazed window to front aspect, radiator, built in storage.

Family Bathroom

Coloured suite of bath, low level wc, wash hand basin with cupboard, tiling to splash areas, airing cupboard housing hot water tank with linen shelving as fitted, radiator, Upvc double glazed window to side aspect.

Annexe

First Floor Landing

Bedroom

4.61m Max, 2.85m Min x 3.24m Max

Upvc double glazed window to front and rear aspect, radiator, built in storage cupboard.

En-Suite

Fully tiled walk in shower, pedestal wash hand basin, low level wc, tiling to splash areas, Upvc double glazed window to rear aspect, heated towel rail, extractor fan.

Outside

Front Garden

Laid mainly to lawn with paved area, a range of flower and shrub beds.

Rear Garden

Laid mainly to lawn with paved and gravel areas, gated side access, a range of flower and shrub beds, storage shed, green house.

Garage

Up and over door, power and light connected, pedestrian door to front, door leading to workshop and utility.

Work Shop

A range of base units, window to rear aspect, door to rear.

Please Note

All main services are connected.

Council tax band G EPC Rating C

Standard and Ultrafast broadband available.

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

O2 & Vodaphone Voice likely Indoor

EE limited Voice and Data Indoors

Very low risk of surface water flooding

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.











Floor 0



Floor 1

Approximate total area⁽¹⁾

2713.43 ft²
252.09 m²

Reduced headroom

22.94 ft²
2.13 m²

(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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