

*Russell & Butler*

independent estate agents

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# The Common, Preston Bissett, MK18 4NA

Asking Price £1,250,000.00

A fabulous four-bedroom detached family home in a semi-rural location surrounded by countryside. Situated on a plot of 1 acre, the property is approached via a long sweeping driveway and provides extensive parking and a triple carport. There are two converted one-bedroom barns which are currently let providing a useful income but also ideal for dual family living. There is a large workshop and further out buildings providing good storage. The gardens are a lovely feature, attractively landscaped including a good size entertaining areas and the rear is southwest facing. The main house offers many character features with exposed beams and open fires. The large kitchen/family room has a 3 oven Electric Aga with a companion Aga 4 burner LPG hob. The accommodation comprises reception hall, sitting room, dining room, kitchen/breakfast/family room, utility room, cloakroom, conservatory, bedroom one with en-suite and walk in wardrobe, three further bedrooms and a family bathroom. Middle barn comprises open plan sitting room, kitchen, one bedroom and shower room. The Barn comprises open plan kitchen/sitting room, a shower room, and a mezzanine bedroom. No onward chain. EPC Rating: E





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## **Main House**

### **Entrance**

Part glazed entrance door to:

### **Reception Hall**

*13' 7" X 12' 0" (4.15m X 3.66m)*

Double glazed window to front aspect, Oak staircase to first floor, Oak floor, exposed beams, two radiator, built in storage.

### **Cloakroom**

White suite of wash hand basin, low flush wc, tiled floor, double glazed window to rear aspect, cupboard housing boiler supplying both central heating and domestic hot water, built in storage cupboard.

### **Sitting Room**

*14' 5" X 12' 0" (4.41m Max X 3.66m)*

Open fireplace with log burner, double glazed windows to front, side and rear aspects, double radiator, exposed beams.

### **Dining Room**

*12' 1" X 11' 8" (3.70m X 3.58m to front of fireplace)*

Open fireplace, two double radiators, Oak floor, double glazed windows to front and side aspects, exposed beams, built in storage cupboards.

### **Conservatory**

*12' 1" X 11' 8" (3.69m Max X 3.56m)*

Upvc double glazed. French patio doors to garden, double radiator, tiled floor.

### **Kitchen/Breakfast/Family Room**

*21' 2" X 14' 11" (6.46m X 4.56m)*

Fitted to comprise inset sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, centre island/breakfast bar with granite work surfaces and cupboards under, 3 oven Electric Aga with a companion Aga 4 burner LPG hob and electric double oven, tiled floor, double glazed tri-fold doors to patio and tall radiator, open through to the utility room, door to cloakroom, door to conservatory.

### **Utility Room**

*10' 4" X 5' 0" (3.16m X 1.54m)*

Plumbing for automatic washing machine, built in storage units, space for fridge freezer, Sky light window, double glazed door to:

### **First Floor Landing**

Oak floor, built in storage cupboard.

### **Bedroom One**

*13' 2" X 9' 5" (4.03m + 1.25m recess x 2.88m + door recess)*

Radiator, walk in wardrobes, cupboard housing hot water tank and immersion heater, eaves storage cupboard, double glazed window to side and rear aspects with field views.

### **En-Suite**

White suite of fully tiled shower cubicle, wash hand basin, low flush wc, fully tiled walls and floor, extractor fan, ladder towel radiator, Velux window.

### **Bedroom Two**

*12' 0" X 10' 4" (3.67m Max X 3.15m Max)*

Double radiator, built in storage cupboard, built in wardrobe, double glazed windows to front and rear aspects.

### **Bedroom Three**

*13' 3" X 7' 8" (4.06m Max X 2.35m Max)*

Double radiator, built in wardrobes, double glazed windows to front and side aspects.

### **Bedroom Four**

*10' 0" X 10' 0" (3.07m Max X 3.05m Max)*

Double radiator, double glazed window to front aspect.

### **Family Bathroom**

White suite of L-shaped bath with "Aqualisa" shower over, glazed screen, Oak floor, ladder towel radiator, access to loft space, fully tiled walls, double glazed window to front aspect.

## **Middle Barn**

Sitting Room:

4.36m x 3.48m

Double radiator, tiled floor, double glazed window to front aspect, open through to:

Kitchen

3.07m x 2.67m

Inset single drainer stainless steel sink unit with mono bloc mixer tap, double glazed window to side aspect, double glazed French patio doors to rear garden.

Shower Room

2.09m x 1.53m

White suite of fully tiled shower cubicle, pedestal wash hand basin, low flush wc, ladder towel radiator, tiled floor. Double glazed window to rear aspect, walk in storage cupboard housing "Worcester" gas fired boiler supplying both domestic hot water and gas to radiator central heating.

Bedroom

4.46m x 2.68m

Double radiator, tiled floor, double glazed window to front aspect.

## **The Barn**

4.93m Max x 4.49m Max

Entrance door to open plan Sitting room/Kitchen with spiral staircase leading to Mezzanine bedroom.

Kitchen

Inset single drainer stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, rolled edge work surfaces, four ring gas hob with electric oven under, extractor hood over, Wood floor, two double glazed windows to front aspect, double glazed French patio doors to side aspect with field views.

Ground floor shower room

White suite of fully tiled shower cubicle, pedestal wash hand basin, low flush wc, ladder towel radiator.

Mezzanine Bedroom

Velux window

## **Outside**

Approached via a long sweeping shingle driveway which has a lawn and wild bee garden to the side and a good sized storage shed. The driveway leads into the extensive parking and triple bay carport. There is a large timber workshop, a brick log store, dog kennels and two further outbuildings. A further lawn by the two, 1 Bed cottages. Gated side access to good sized wrap around rear garden which is laid mainly to lawn with two patios. Well stocked flower beds, archway to further shingle seating BBQ area and veg plot, enclosed by hedge and fencing, tool shed, Greenhouse.

## **Please Note**

Services connected: Electric and water.

Heating via LPG to the Main House and The Barn. Oil to Middle Barn.

Combined income from rentals is £1780 pcm.

There is a pedestrian right of way which runs along the driveway, past the front of the property and into an adjoining field.

We are advised a local farmer may be willing to sell some land should this be of interest, there is currently no price suggested.

Flood Risk: Low Risk.

Broadband Availability: Standard and Ultrafast Available.

Mobile Phone Availability: EE, O2, Vodafone and Three Available Outside O2 Limited Voice and Data Indoors

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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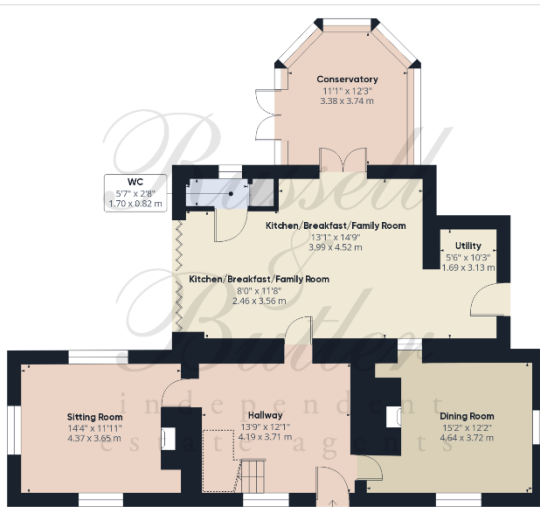
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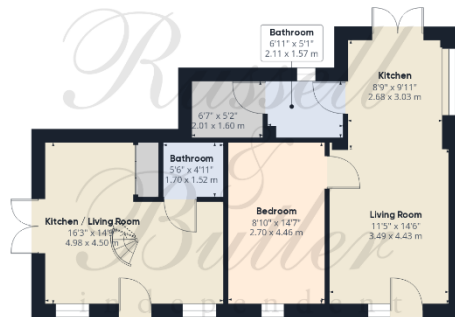
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 1 Building 2

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

2540.45 ft<sup>2</sup>  
236.02 m<sup>2</sup>

Reduced headroom

164.77 ft<sup>2</sup>  
15.31 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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