

Russell & Butler

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&
Butler*

Littleworth Cottages Mill Lane, Westbury, NN13 5JS

Asking Price £495,500 Freehold

Originally constructed in the latter part of the 19th Century and now extended to provide a comfortable home with much character, we are pleased to offer this 4 bedroom family cottage that provides versatile accommodation standing in good size gardens in a quiet, traffic free location in this popular North Bucks village. The accommodation briefly comprises: Entrance Lobby, Sitting Room, Dining Room/Playroom, Study/Bedroom Five, Kitchen/Breakfast room, Cloakroom and on the first floor, three bedrooms, the Master bedroom with Dressing Room/Bedroom Four and bathroom. The property benefits from Upvc double glazing yet retains charming stripped pine doors and has the potential to create an 'annexe' from the garden room & study. The property further benefits from a larger than average detached garage. N.B. The images were taken prior to the current tenancy and may not accurately depict the current situation.



Entrance

Part glazed resealed Upvc door to Entrance Lobby:

Entrance Lobby

Giving access to accommodation

Lounge

6.98m x 4.85m Max

A dual aspect room with Upvc resealed double glazed window to front and rear aspect, under stairs storage, fireplace with wood burning stove, two double panel radiator, 'Parquet ' flooring, Upvc double glazed door to:

Play Room/Dining Room

5.30m x 2.74m

Having the advantage of Upvc double glazed French door to rear patio and garden, tiled flooring, Upvc double glazed window to side aspect, vaulted ceiling , two radiators, door to:

Study/Bedroom Five

2.76m x 2.56m

A traditional design fitted comprising inset single drainer sink unit with mono bloc mixer tap and cupboard under, a further range of base and eye level display units providing work and storage space, plumbing for automatic washing machine , complimentary ceramic tiling to water sensitive areas, iron stone flooring, Upvc double glazed windows to side and front aspect, coving to ceiling, oiled fired central heating boiler serving both domestic hot water and radiator central heating , stable door to : rear Lobby and W.C.

Cloakroom

1.80 x 0.77m

A white suite of low level w/c, wall mounted wash hand basin with tiled splash back, single panel radiator, tiled floor.

Lobby

Tiled floor, Upvc double glazed door to rear aspect.

First Floor Landing

Access to bedrooms and bathroom, stripped floor boards.

Bedroom One

3.02m x 2.87m

Single panel radiator, Upvc double glazed window enjoying views to the front aspect

Dressing Room/Bedroom Four

2.83m Widening to 3.76m x 2.51m

Double width airing cupboard housing insulated water tank and electric immersion heater with linen storage shelves, single panel radiator, Upvc double glazed window to front aspect, stripped flooring , recess cupboard, access to loft space.

Bedroom Two

3.4m x 2.29m

Single panel radiator, Upvc double glazed window to side aspect enjoying views to the garden and countryside beyond.

Bedroom Three

3.3m x 2.56m

Single panel radiator, striped flooring, Upvc double glazed window to side aspect.

Family Bathroom

3.36m Max x 2.19m

A white suite of roll top bath with mixer taps and shower attachment, low level w/c, pedestal wash hand basin , shaver point, fully tiled shower cubicle with shower as fitted, tiled flooring, downlights, opaque Upvc double glazed window to side aspect.

Gardens

An attractive feature of this property are the gardens which extend to the front, side and rear of the property. It includes a paved terrace and lawned areas with ornamental shrubs and borders. Enclosed by panel fencing, conifer heading and screening.

Garage

The property benefits from a larger than average detached garage with up and over door, power and light connected, water connected, personal door, window to front aspect. Parking in front of garage.

Please Note

All mains connected with the exception of gas EPC rating G.

Council Tax Band E.

Standard and superfast broadband available.

Mobile:

Indoor

02 and Vodafone Voice limited.

Outdoor

EE, 02, Three and Vodafone Voice and Data Likely.

Flood Risk: Very low risk of flooding.

Measurements on floor plan are approximate 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.



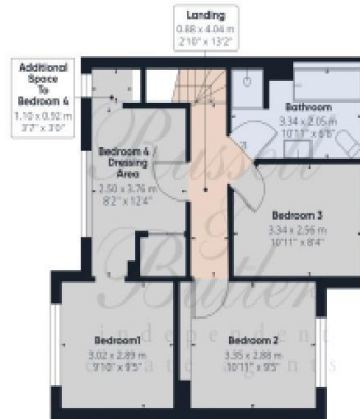


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Floor 0 Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1363.97 ft²
126.72 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.

DRAPPE 560

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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