

Russell & Butler

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

t: 01280 815999 e: sales@russellandbutler.com



Toll Gate Street, Tingewick, MK18 4NB

Asking Price £599,995 Freehold

A spacious and well presented five bedroom detached family home with a double detached garage situated in a village location and benefiting from a spacious kitchen/dining/family room, downstairs study and two ensuites. The accommodation fully comprises: Entrance hall with built in storage, cloakroom, kitchen with various integrated appliances and plenty of space for entertaining, two sets of French doors leading out to the rear garden, a dual aspect spacious sitting room, study, first floor landing, bedroom one with ensuite, bedroom two with ensuite, three further bedrooms and family bathroom. To the outside: Double garage and double width parking, gated access leading to rear garden with lawn and patio seating area. Maintenance charge for development approx £350 per annum. EPC rating B. ***The owners of this property will be looking to buy a property which has no upper chain***.



Entrance

Door to:

Entrance Hall

Built in storage, Upvc double glazed window to front aspect, stairs rising to first floor.

Cloakroom

White suite of low level wc, pedestal wash hand basin, tiling to splash areas, radiator, extractor fan.

Sitting Room

20' 5" X 12' 6" (6.23m X 3.83m)

Upvc double glazed French doors to rear aspect, Upvc double glazed window to front aspect, Upvc double glazed window to side aspect, two radiators.

Kitchen/Dining/Family Room

19' 5" X 16' 6" (5.92m X 5.03m Max)

A range of base and eyelevel units, sink with mixer tap, cupboard under, work tops over, integrated oven and grill, five ring gas hob, extractor hood over, integrated dishwasher, space for fridge/freezer, integrated washing machine, downlighters, Upvc double glazed French doors to rear aspect, Upvc double glazed French doors to side aspect, Upvc double glazed window to side aspect.

Study

9' 6" X 7' 1" (2.92m Max x 2.16m Max)

Upvc double glazed window to front aspect, radiator.

First Floor Landing

Upvc double glazed window to side aspect, radiator, cupboard housing hot water tank, access to loft space.

Bedroom One

12' 7" X 11' 11" (3.85m Max to front of wardrobe x 3.65m + door recess)

A range of built in wardrobes with rail and shelving, Upvc double glazed window to rear aspect, radiator.

En-Suite

Fully tiled shower, low level wc, wash hand basin with mixer tap, tiling to splash areas, extractor fan, heated towel rail.

Bedroom Two

12' 5" X 8' 8" (3.80m X 2.66m)

Upvc double glazed window to rear aspect, radiator.

En-Suite

Fully tiled double width shower, low level wc, wash hand basin with mixer tap, heated towel rail, tiling to splash areas, downlighters, extractor fan.

Bedroom Three

12' 3" X 7' 8" (3.75m Max x 2.34m + door recess)

Upvc double glazed window to front aspect, radiator.

Bedroom Four

9' 6" X 7' 1" (2.91m Max x 2.16m + door recess)

Upvc double glazed window to front aspect, Upvc double glazed window to side aspect, radiator.

Bedroom Five

7' 2" X 7' 0" (2.2m + Door recess x 2.15m Max)

Upvc double glazed window to front aspect, radiator.

Family Bathroom

Bath with mixer tap and shower screen as fitted, low level wc, wash hand basin with mixer tap, heated towel rail, Upvc double glazed window to side aspect, downlighters, extractor fan.

Outside

Front Aspect

Hedging and gravel to front, double width driveway, Outside light, gated side access to:

Rear Garden

Laid to lawn with a range of gravel and bark areas with a range of trees, flowers and shrub beds, paved patio seating area, outside tap, outside light, outside storage shed.

Double Garage

17' 7" X 18' 0" (5.38m Max x 5.51m Max)

Two up and over doors, eaves storage space, power and light connected, door to side.

Please Note

Maintenance charge for development approx. £350 per annum.

EPC Rating: B.

Council Tax Band: F.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas central heating.

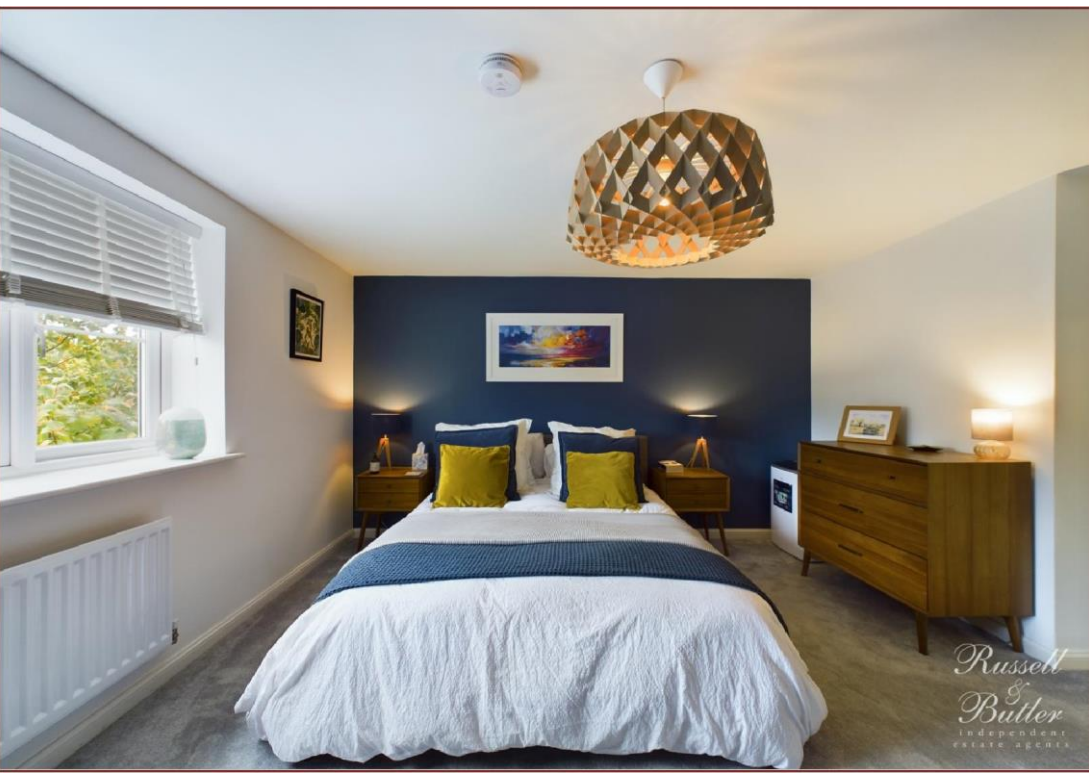
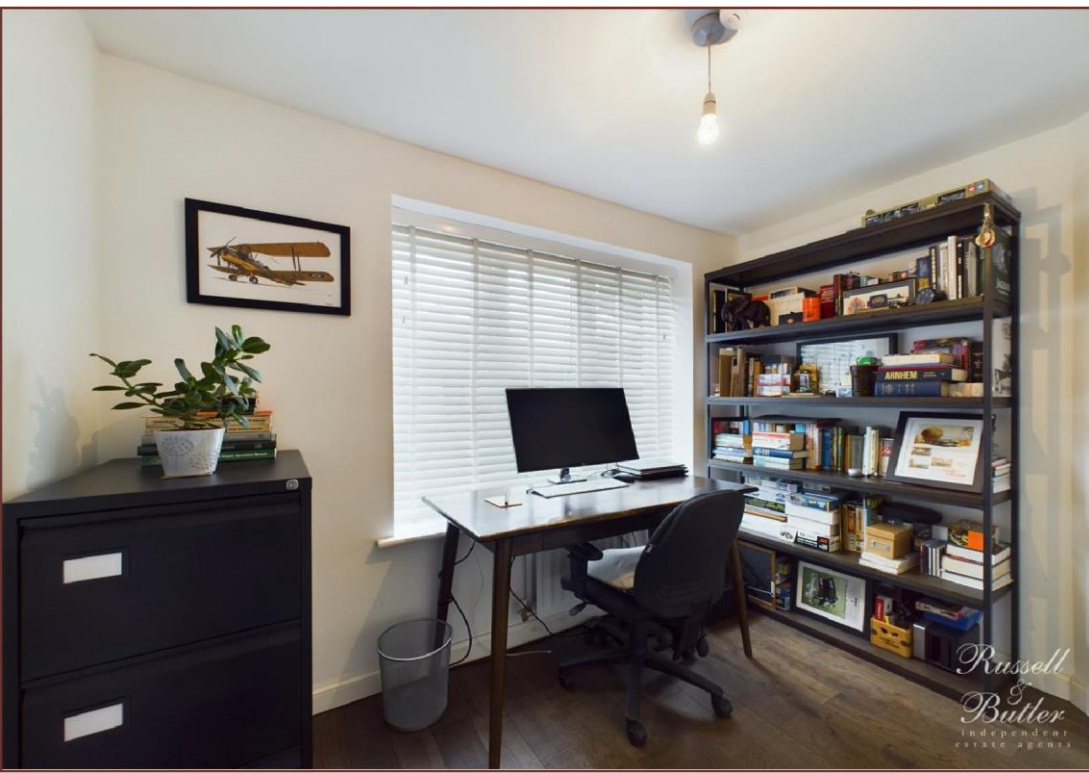
BROADBAND/MOBILE COVERAGE: Standard, Superfast & Ultrafast broadband available. Offering highest speeds of 1000Mbps download and 1000Mbps upload speeds. The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. 4G likely depending on provider, signal strength varies whether inside or outside. (Information obtained from Ofcom).

Parking: On Driveway.

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.





Russell
&
Butler
independent
estate agents





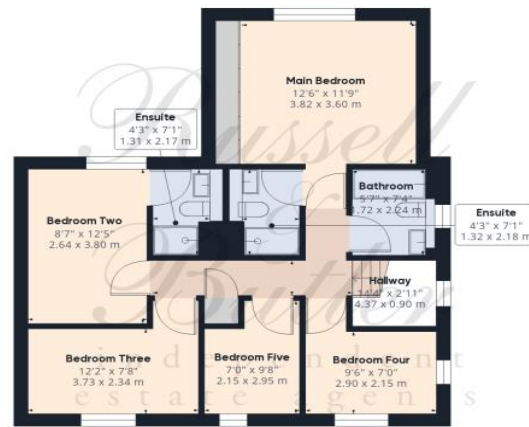


*Russell
&
Butler*
independent
estate agents

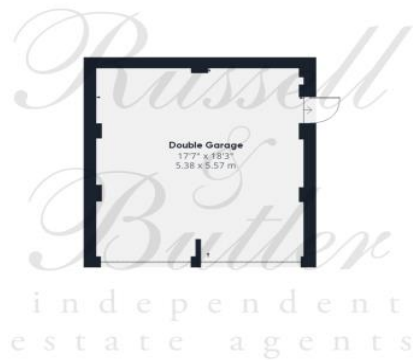




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1816.73 ft²
168.78 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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.

Visit us online: www.russellandbutler.com

