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# Lipscombe Drive, Buckingham, MK18 1UB

## Asking Price £795,000.00 Freehold

A rare opportunity to purchase this fabulous five-bedroom split level detached house situated on a 0.42 acre plot with stunning views over the town of Buckingham. The flexible accommodation lends itself to large or dual family living and the home worker. Two of the bedrooms are on the lower level with three more on the upper level. The good size balcony takes full advantage of the spectacular views with most of the windows also enjoying the views and facing either south or west. The sitting room is particularly large and has a fireplace with wood burner. Further benefits gas central heating and a large double garage with extra storage rooms. The block paved driveway provides parking for several cars. The large rear garden wraps around the property and again enjoys the wonderful views facing south and west. Energy rating D. Council Tax Band: E



### **Entrance**

Slatted glazed entrance door to:

### **Entrance Porch**

Quarry tiled floor, slatted glazed entrance door to:

### **Entrance Hall**

Built in cloaks cupboard, door to double garage, stairs to lower level, door to:

### **Sitting Room**

*29' 6" X 16' 0" (9.00m X 4.89m)*

A spacious split level sitting room with brick-built fireplace with log burner, two radiators, stairs rising to first floor, stairs to lower level, two sets of double-glazed sliding patio doors to decking and patio, sealed unit double glazed window to front aspect.

### **Lower-Level Lobby**

With radiator, doors to lower hall, dining room and kitchen.

### **Dining Room**

*15' 3" X 11' 6" (4.66m X 4.13 Max, 3.52m Min)*

Sealed unit double glazed window to side aspect, double glazed sliding patio doors to rear garden with fabulous town views.

### **Kitchen Breakfast Room**

*14' 10" X 9' 1" (4.53m X 2.77m)*

Fitted to comprise inset ceramic single drainer sink unit with mono bloc mixer taps, cupboard under, further range of base, drawer and eye level units with rolled edged work tops over, six burner gas hob with extractor hood over, split level electric oven and grill. Integrated dishwasher, radiator, feature sealed unit double glazed window to rear aspect with town views.

### **Inner Hallway**

Large walk-in pantry cupboard with light, built in storage cupboard.

### **Utility Room**

*11' 5" X 4' 9" (3.50m X 1.47m)*

Inset stainless steel single drainer sink unit with mono bloc mixer taps, cupboard under, rolled edged work surfaces, broom cupboard, radiator, quarry tiled floor, ceramic tiled walls, double glazed door to garden.

### **Bedroom**

*10' 11" X 5' 9" (3.35m X 1.76m)*

Sealed unit double glazed window to rear aspect, radiator.

### **Bedroom**

*9' 2" X 10' 11" (2.80m X 3.33m)*

Radiator, built in wardrobes, sealed unit double glazed window to rear aspect.

### **Shower Room**

*9' 10" X 5' 9" (3.01m X 1.77m)*

White suite of fully tiled double width shower cubicle, pedestal wash hand basin, low flush W/C, full ceramic tiling to all walls, ladder towel rail, two sealed unit double glazed windows to side aspect, ceramic tiled floor.

### **Store**

*7' 2" X 5' 9" (2.20m X 1.77m)*

Walk in store with light.

### **First Floor Landing**

Door to family room and inner landing.

### **Family Room**

*15' 3" X 13' 6" (4.67m X 4.13m)*

max to rear of brick-built fireplace, 3.97m to front of fireplace. Brick built open fireplace, radiator, sealed unit double glazed window and sliding patio doors to balcony with stunning town views.

### **Inner Landing**

Radiator, double width airing cupboard housing hot water tank and immersion heater with linen shelf as fitted.

### **Bedroom/Study**

*13' 5" X 8' 7" (4.09m X 2.62m)*

3.49 max.

Radiator, built in wardrobes sealed unit double glazed window to rear aspect, and double-glazed sliding patio doors to balcony with town views.

### **Balcony**

Large 'L' shaped with glazed balustrade with fabulous town views.

### **Bedroom**

*8' 7" X 8' 6" (2.64m X 2.60m)*

Radiator, built in wardrobes, sealed unit double glazed window to rear aspect with town views.

### **Master Bedroom**

*11' 10" X 9' 5" (3.61m X 2.88m)*

Radiator, sealed unit double glazed window to rear aspect with town views, door to dressing room.

### **Dressing Room**

Radiator, built in wardrobes, vanity wash hand basin, sealed unit double glazed window to front aspect, door to 'Jack and Jill' bathroom.

### **Jack and Jill Bathroom**

*8'12" x 8'12 (2.74m Plus, door recess x 2.74m)*

White suite of panel bath, fully tiled shower cubicle, wash hand basin, low flush W/C, bidet, ladder towel rail ceramic tiled flooring, full ceramic tiling to all walls, inset down lighting, sealed unit double glazed window to front aspect.

### **Outside**

Situated on a plot of approx.42 of an acre the front is approached by an extensive block paved driveway providing parking for several cars with the garden area being laid in some parts to lawn with flower and shrub beds and borders, walled to two sides with gated side access to the rear.

### **Rear Garden**

A south facing large wrap around gardens laid mainly to lawn with flower and shrub beds and borders, good sized paved and decked patio with town views, enclosed by hedge, fence and walls.

### **Please Note**

All mains services connected.

EPC Rating: D Council Tax Band: E

Measurements on floor plan are approximately due to amongst other things wall thickness etc. These are therefore not to be relied on.





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Floor 0

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

2508.96 ft<sup>2</sup>

233.09 m<sup>2</sup>



Floor 1

(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.

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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.