

Russell & Butler

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

t: 01280 815999 e: sales@russellandbutler.com



Sandpit Hill, Tingewick, MK18 4PF

Asking Price £475,000.00 Freehold

A rare opportunity to purchase this three/four bedroom split level detached house in a non estate location with south facing rear garden backing onto a field. The property has the advantages of gas to radiator central heating, great storage, a good size kitchen/dining room, two bath/shower rooms, a study/bedroom four and an attractive first floor sitting room with views to the rear. The accommodation comprises: Entrance hall, sitting room, kitchen/dining room, study/bedroom four, shower room, bathroom, three further bedrooms, garage, driveway, rear garden, timber workshop with power & light. NO ONWARD CHAIN. Energy rating C.



Entrance

Part glazed entrance door to:

Entrance Hall

Stairs rising to first floor, stairs to lower hall, doors to study & shower room.

Study/Bedroom Four

11' 5" X 7' 7" (3.49m X 2.33m)

Radiator, sealed unit double glazed window to front aspect.

Shower Room

6' 11" X 5' 1" (2.11m X 1.57m)

White suite of walk in shower, wash hand basin, cupboard under, low flush wc, full ceramic tiling to three walls, ceramic tiled floor, radiator, extractor fan, sealed unit double glazed window to front aspect.

Lower Hall

Radiator, part glazed door to side.

Kitchen/Dining Room

20' 1" X 10' 9" (6.13m X 3.28m)

Inset single drainer ceramic sink unit, mono bloc mixer tap, cupboard under, further range of base and eyelevel units, rolled edge work surfaces, ceramic tiling to splash areas, four ring ceramic hob, electric double oven under, concealed extractor canopy over, integrated fridge freezer, integrated dishwasher, plumbing for automatic washing machine, sealed unit double glazed window to rear aspect, double glazed single panel door to rear garden, double radiator, cupboard housing "Worcester" gas fired combi boiler supplying both central heating and domestic hot water.

Sitting Room

20' 2" X 10' 9" (6.15m X 3.29m)

Two radiators, sealed unit double glazed window to rear aspect, double glazed window to rear aspect with field views, double glazed single panel door with Juliet balcony with field views.

First Floor Landing

Stairs to second floor, door to sitting room.

Second Floor Landing

Stairs to third floor, door to bed and bathroom, radiator, sealed unit double glazed window to front aspect with field views.

Bedroom Three

11' 6" X 7' 8" (3.51m X 2.35m)

Radiator, sealed unit double glazed window to front aspect.

Bathroom

10' 4" X 5' 0" (3.17m X 1.54m)

White suite of panel bath with mixer tap and shower attachment, pedestal wash hand basin, low flush wc, double radiator, ceramic tiling to splash areas, extractor fan, sealed unit double glazed window to front aspect.

Third Floor Landing

Doors to bedrooms one and two, access to loft space, access to two eaves storage cupboards, one with fitted linen shelves, one with light. 2.42m x 2.01m

Bedroom One

11' 1" X 7' 6" (3.38m X 2.29m)

Radiator, sealed unit double glazed window to rear aspect with field views.

Bedroom Two

10' 9" X 8' 7" (3.29m X 2.63m)

Radiator, sealed unit double glazed window to rear aspect with field views.

Front

Tarmac drive leads to detached garage with up and over door, power and light connected, access storage space, gated access to either side leading to rear garden.

Rear Garden

Laid to lawn with two flower and shrub borders, good sized paved patio, outside tap, outside light, fully enclosed and backing onto a field, south facing.

Timber Workshop

8' 1" X 6' 4" (2.48m X 1.94m)

Power and light connected, window to rear aspect.

Please Note

All mains services connected.

EPC Rating: C

Council Tax Band: E

Flood Risk: Very low risk of flooding

Broadband and Phone coverage.

Standard, Super fast and Ultra fast Broadband available

EE, Three, O2 and Vodafone limited indoors

EE, Three, O2 and Vodafone likely outdoors

N.B.

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.





Russell
&
Butler
interior
design





Floor 1 1/2

Approximate total area⁽¹⁾
380.93 ft²
35.39 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



Floor 0

Approximate total area⁽¹⁾
296.55 ft²
27.55 m²

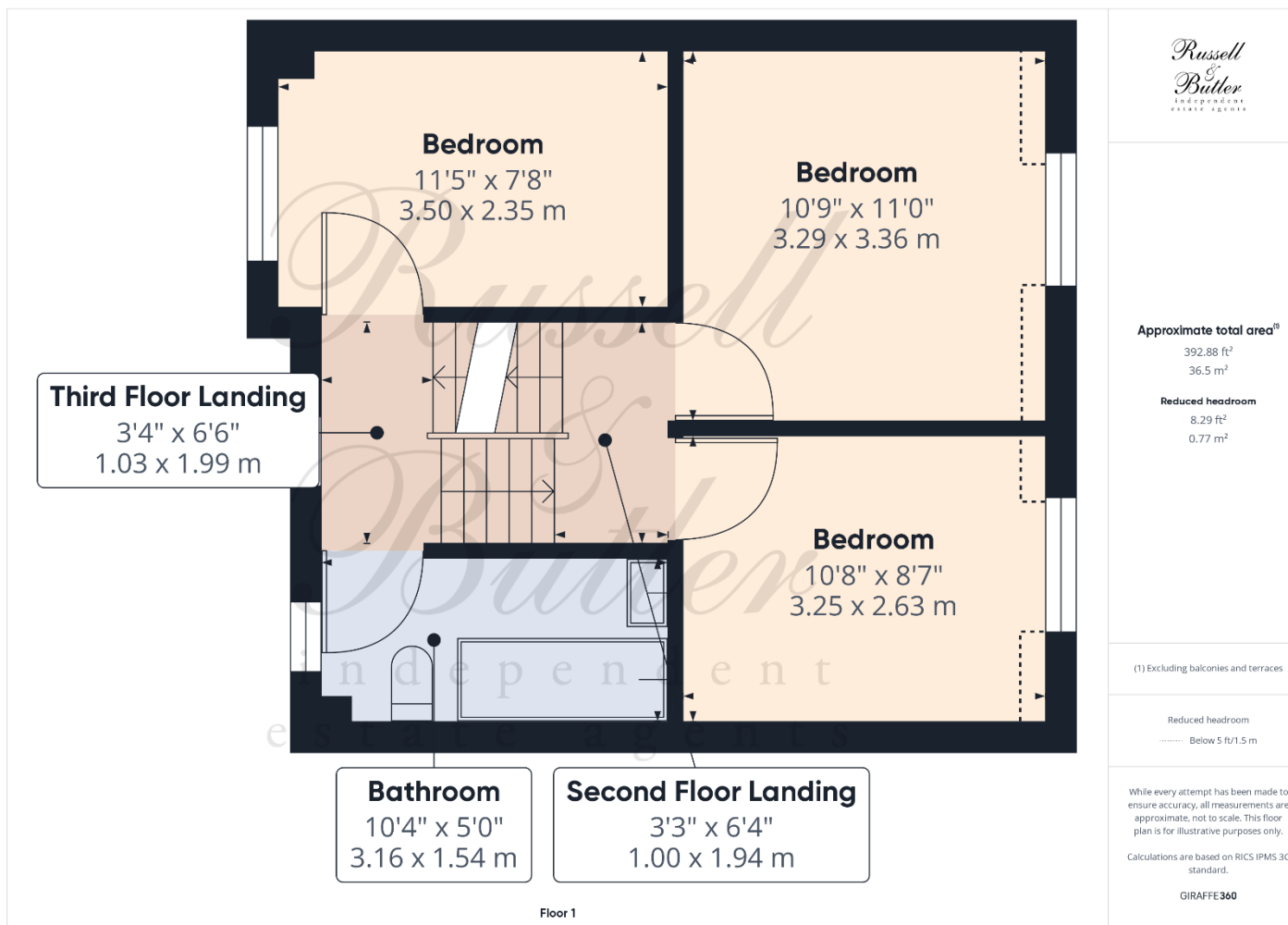
Reduced headroom
2.8 ft²
0.26 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft / 1.5 m

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

