



Plot 2, The Padbury Foxcote Fields, Maids Moreton, Buckingham, MK18 1PD Guide Price £1,375,000

****READY TO MOVE INTO****

The Padbury is a spacious 5 bedroom executive home located on the exclusive Foxcote Fields development. This home features a generous Kitchen, Family room with bi-fold doors leading out on to the garden, separate lounge, dining room & study. On the first floor you will find 5 double bedrooms, 2 En-suites and a family bathroom. The loft area features attic trusses for future conversion.

****Call to book your viewing****

98a Watling Street, Towcester, Northamptonshire NN12 6BT

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Branches across the region and an office in central London

Howkins & Harrison is the trading name of Howkins & Harrison LLP.

PARTNERSHIP NO. OC316701 VAT REGISTRATION NO. 272 4321 77 REGISTERED IN England and Wales REGISTERED OFFICE 7-11 Albert Street, Rugby, Warwickshire CV21 2RX



MAIDS MORETON

Situated approximately one mile north of the town of Buckingham, the village of Maids Moreton is reputed to be named after the two sisters responsible for building the parish church.

The historic town of Buckingham benefits from a number of local shops and restaurants, plus sports facilities, gyms and local parks in addition to the sought after Royal Latin Grammar and Buckingham Secondary Schools. Stowe School is also nearby, whilst Maids Moreton has a primary school with an Ofsted rating of 'Good'.

There is good access to the main arterial roads including the M40 and the M1. Milton Keynes and Bicester have main line railway stations offering services to Marylebone with journey times of around 45 minutes, and from Bicester Village Station services are also available to central Oxford.

GROUND FLOOR

Entrance hall, leading to the impressive live-in kitchen/family room complete with stunning kitchen and bi-folding doors leading to the rear garden, separate utility room, cloakroom, spacious sitting room with beautiful feature fireplace to suit future installation of a log burner, separate dining room and a study.

FIRST FLOOR

On the first floor, the master bedroom boasts a large en-suite, bedroom two also benefits from an en-suite shower room, three further double bedrooms and a family bathroom. All homes at Foxcote Fields are built with attic trusses to allow for extra storage or for future conversion.

OUTSIDE

Plot 2 is approached by a block paved driveway offering ample off-road parking and access to the double garage through timber doors. The front garden is mostly laid to lawn, with a footpath leading to the porch and a courtesy gate to the rear of the property. The enclosed rear garden has been landscaped, mostly laid to lawn with a sandstone patio seating area.

LOCAL AUTHORITY

Aylesbury Vale
Walton Street Offices
Walton Street
Aylesbury
HP20 1UA

VIEWING ARRANGEMENTS

Strictly by prior appointment via the selling agents, Howkins and Harrison. Tel:01327-353575.

FIXTURES AND FITTINGS

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warrantied in any way.

SERVICES

The following services are connected to this property :
Mains gas, electricity, water and drainage.

None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

FLOORPLAN

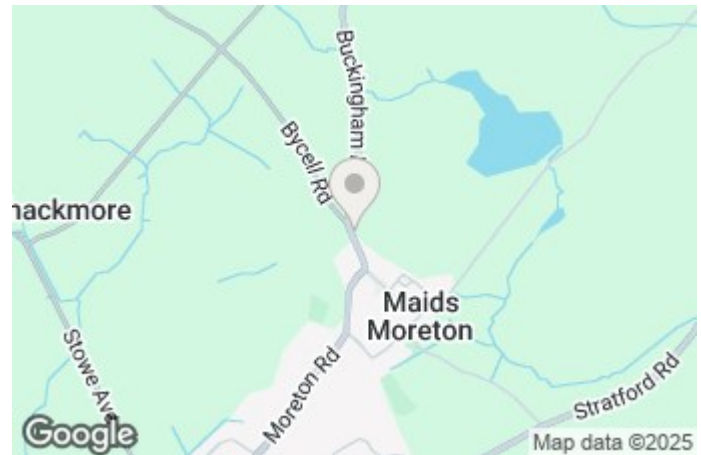
Howkins and Harrison provide these plans for reference only - they are not to scale.

IMPORTANT NOTICE

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

AGENTS NOTE

The photographs containing furniture have been virtually staged.



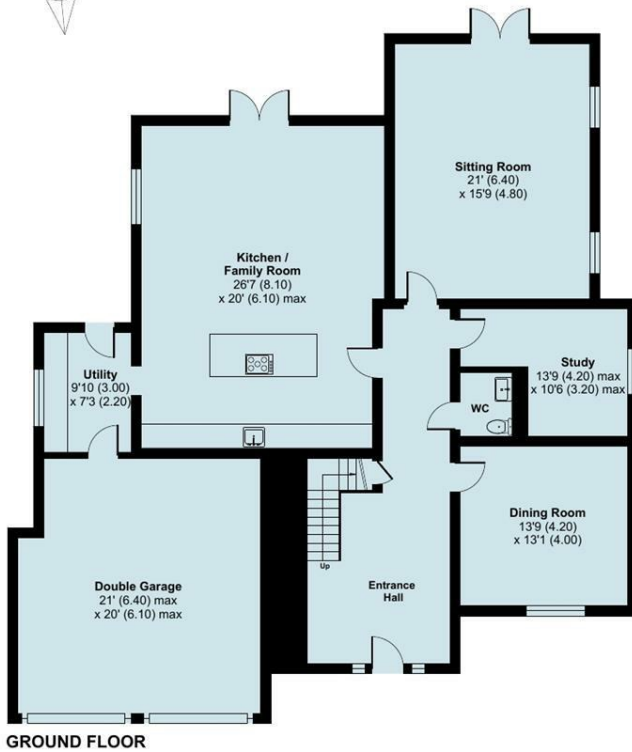
Foxcote Fields, Maids Moreton, MK18

Approximate Area = 3368 sq ft / 312.8 sq m

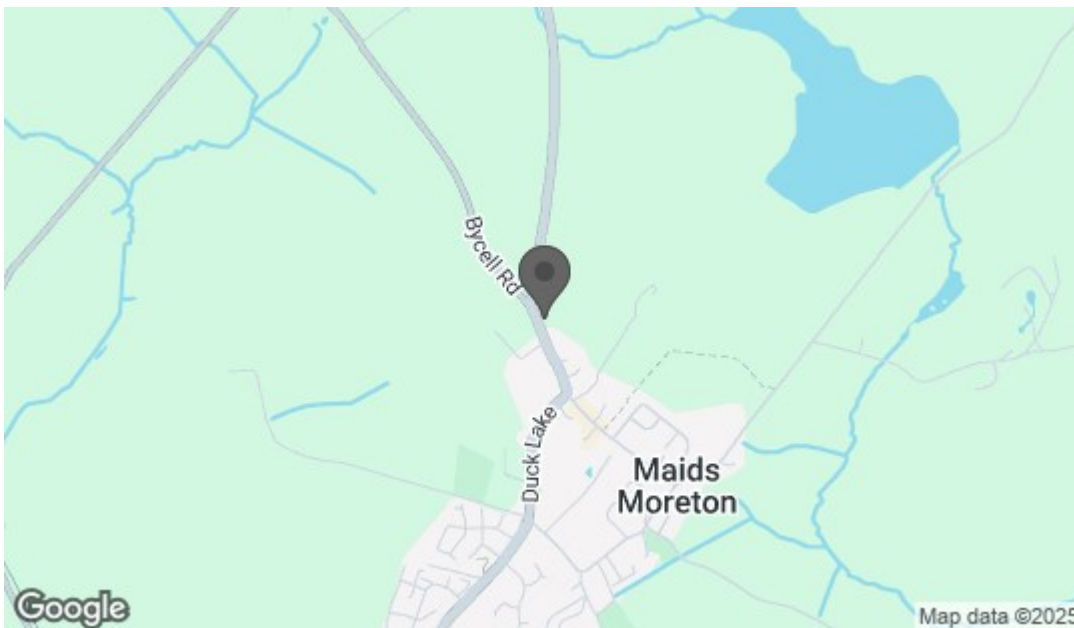
Garage = 406 sq ft / 37.7 sq m

Total = 3774 sq ft / 350.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Howkins & Harrison. REF: 1206024



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