



15 Furl Close, Maids Moreton, Buckingham, MK18 1EF

HOWKINS &
HARRISON

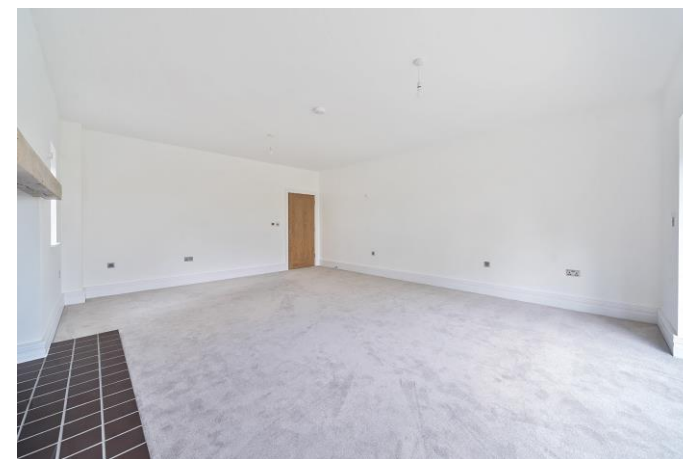
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Guide Price: £1,385,000

15 Furl Close, is a spacious five bedroom executive home located on the exclusive Foxcote Fields development. At 3,338sq.ft./310.11 sq.m. 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 five double bedrooms, two en-suites and a family bathroom. The loft area features attic trusses for future conversion.

Features

- Newly built detached home built to high specification - 3,338sq.ft./310.11 sq.m.
- This home is ready to move into, book your viewing today!
- Five double bedrooms, two en-suites and family bathroom
- Spacious open plan kitchen/family room
- Separate living room, dining room and study
- Bifolds doors to kitchen/dining/family room
- Study and utility room
- Landscaped gardens to the front and rear
- 10 year NHBC Buildmark guarantee
- Double garage, driveway parking and EV charging point
- Energy rating-B



LOCATION

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 fitted kitchen benefitting from high quality integrated appliances and Quooker boiling tap, as well as large Anthracite bi-folding doors leading to the rear garden. Also featuring a separate utility room and downstairs cloakroom. The spacious sitting room with beautiful feature fireplace to suit future installation of a log burner also with Anthracite bi-folding doors. There is also a study. Spotlighting is featured in the dining room, study, hallway and family room.

First Floor

On the first floor, the master bedroom boasts a large en-suite and Juliet balcony overlooking the rear garden, 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

The property 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 which is North facing has been landscaped, mostly laid to lawn with a sandstone patio seating area.

The Padbury is a spacious 5 bedroom executive home located on the exclusive Foxcote Fields development.





Viewing Arrangements

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

Fixtures and Fittings

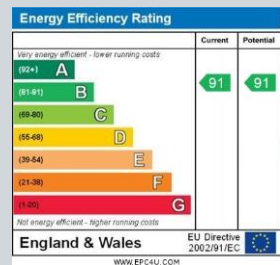
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

The following services are connected to this property: 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.

Local Authority: Aylesbury Vale

Council Tax Band – to be confirmed



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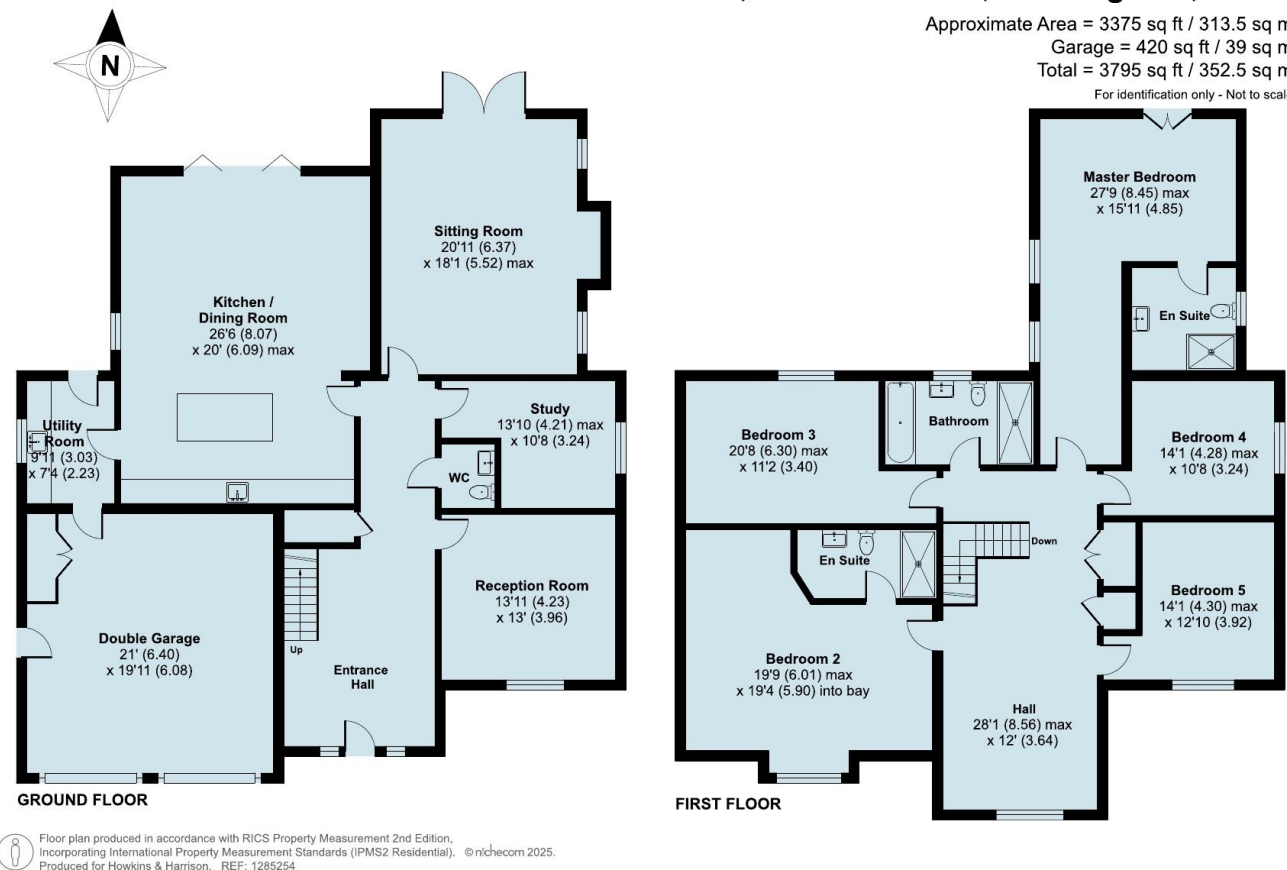
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Approximate Area = 3375 sq ft / 313.5 sq m

Garage = 420 sq ft / 39 sq m

Total = 3795 sq ft / 352.5 sq m

For identification only - Not to scale



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.



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