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# Monkomb Farm, East Claydon

£1,250,000

6 3 3



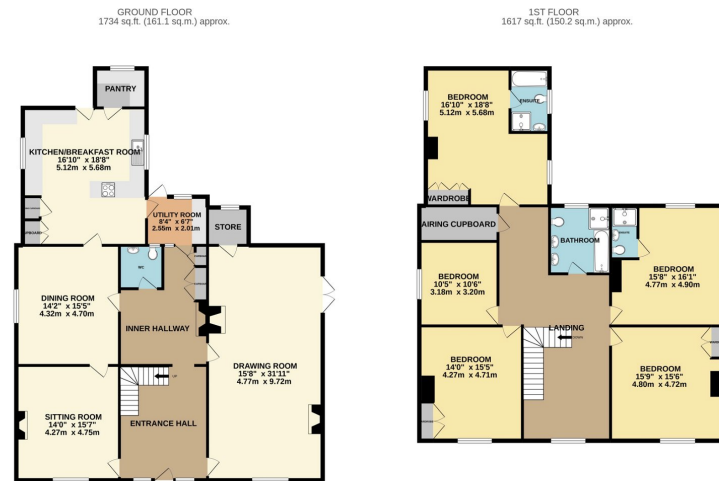


- Detached Period property on a generous plot
- Five bedrooms, family bathroom and two ensuite
- Carriage driveway
- Large wrap around garden
- Close to Winslow and its amenities
- Separate annexe
- Three reception rooms
- Double garage
- Countryside views
- Please quote ref AS0701 com Rightmove and Zoopla





A five bedroom detached double fronted character property on a secluded plot surrounded by open countryside with the benefit of a separate annexe.



TOTAL FLOOR AREA: 3351 sq ft (311.3 sq m) approx.  
 Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any error or omission or for any consequences arising therefrom. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should verify all measurements and specifications on site. The information has been issued and no guarantee as to their veracity or efficiency can be given. Make well before 02001

Energy performance certificate (EPC) - Find an energy certificate - GO.UK 25/04/2024, 19:17

English | [Cymraeg](#)

### Energy performance certificate (EPC)

Monkcomb Farm Buckingham MK11 1JL	Energy rating <b>D</b>	Valid until 12 December 2031
Property type	Detached house	Current number 648-2301-6136-2009-0211
Total floor area	320 square metres	

#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
 You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/guidance/landlords-owners-and-managers-how-to-assess-the-energy-efficiency-of-a-property>)

#### Energy rating and score

The property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		B
69-80	C		
55-68	D	D	
39-54	E		
21-38	F		
1-20	G		

The graph shows the property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
<https://www.gov.uk/guidance/energy-certificates>

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