



Connells

Hollow Hill End
Granborough Buckingham



Property Description

Step into this substantial four-bedroom detached property nestled in the heart of a peaceful village, secluded within a private road. As you approach, a large but private entrance porch with frosted glass windows welcomes you.

Upon entering, you're greeted by an inviting hallway that leads you to a bright lounge, illuminated by natural light cascading through the windows. The focal point of this room is a feature fireplace, creating a cosy ambiance. Double doors seamlessly connect the lounge to a charming garden room, offering a seamless transition between indoor and outdoor living.

For those who love to entertain, a formal dining room awaits, providing the perfect setting for delightful gatherings. The kitchen boasts ample worktop and storage space, catering to culinary enthusiasts. Adjacent, a convenient separate utility room enhances practicality. Need a creative space? A workshop, accessible via the garden, beckons for your artistic endeavours. A double garage provides secure parking.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

First Floor

The first floor houses four bedrooms. The master bedroom includes fitted wardrobes and a three-piece en-suite. Bedrooms two and three offer spacious comfort, and a fourth bedroom, currently utilized as a study, accommodates versatile living.

Outdoor Space

The outdoor space is a haven of serenity. A complete wrap-around garden surrounds the property, inviting you to indulge in the wonders of nature. A driveway, accommodating multiple cars, ensures convenient parking. In the front garden, a charming feature well adds character, capturing the essence of rustic elegance. To the rear, discover a private south-facing garden, where you can bask in the sun's warmth and relish moments of utter relaxation.

Experience the joys of peaceful village living, embrace the charm of a private road, the allure of a well-maintained garden, and the warmth of a welcoming home.

Mortgage Services

Connells Buckingham have an experienced Mortgage Consultant who can offer advice and recommend products based on your circumstances. For more information on our fantastic services, please contact us.

Entrance Hall

9' 8" x 4' 4" (2.95m x 1.32m)

Lounge

13' 10" x 13' 2" (4.22m x 4.01m)

Dining Room

9' 10" x 9' 5" (3.00m x 2.87m)

Workshop

13' 7" x 9' 8" (4.14m x 2.95m)

Kitchen

12' 7" x 9' 11" (3.84m x 3.02m)

Utility Room

9' 11" x 5' 7" (3.02m x 1.70m)

Conservatory

12' 8" in to the bay window x 11' 11" max (3.86m in to the bay window x 3.63m max)

Bedroom 1

12' 4" x 11' 1" (3.76m x 3.38m)

En-Suite Shower Room**Bedroom 2**

9' 11" x 8' 11" (3.02m x 2.72m)

Bedroom 3

10' 1" x 8' 6" (3.07m x 2.59m)

Bedroom 4

8' 11" x 8' 7" (2.72m x 2.62m)

Bathroom**Garage**

15' 5" x 13' 10" (4.70m x 4.22m)





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C

view this property online connells.co.uk/Property/BUK306473

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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