



Connells

Grange Close  
BUCKINGHAM





### Property Description

A rare opportunity to purchase this four bedroom detached family home offering fantastic living with this exquisite four-bedroom detached house nestled in one of Buckingham's most prestigious locations in a quiet cul de sac location on the edge of Buckingham and Maids Moreton.

With two spacious reception rooms, an inviting orangery adorned with bi-fold doors leading to a large private rear garden, and three meticulously designed bathrooms. Enjoy the convenience of a detached double garage and ample off-road driveway parking. Positioned in the coveted catchment area for the region's leading schools, this home seamlessly combines space and practicality.

Embrace the outdoors with front and rear gardens, providing outdoor spaces for relaxation. The large private rear garden offers a secluded retreat and good sized lawn area.

### Mortgage Services

Connells Buckingham have an 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

UPVC double glazed door to the front. Wood effect laminate floor. Stairs up to the first floor. Understairs storage cupboard.

## Wet Room

Shower. WC. Basin. Heated towel rail. Extractor fan. Tiled.

## Lounge

10' 8" x 19' 4" ( 3.25m x 5.89m )  
UPVC double glazed window to the front. Radiator. UPVC double glazed patio doors to the Orangery. Gas coal fire. Carpet.

## Dining Room/second Lounge

11' 1" x 10' 3" ( 3.38m x 3.12m )  
UPVC double glazed window to the rear. Radiator. Double doors into the hallway. Carpet.

## Kitchen

9' 1" x 13' 6" ( 2.77m x 4.11m )  
Fitted Kitchen Wall and base units. Space for a range cooker. Overhead extractor fan. Space for a tall standing fridge freezer. UPVC double glazed window to the rear. Vinyl floor.

## Utility Room

2' 7" x 5' 5" ( 0.79m x 1.65m )  
Space and plumbing for a washing machine. UPVC double glazed door to the rear. Wall mounted gas boiler.

## Orangery

11' 1" x 11' 1" ( 3.38m x 3.38m )  
3/4 years old. Bi-fold doors into the garden. Electric heating. Spotlights. Karndean floor. Glass dome roof.

## Landing

Stairs from the hallway. Window. Airing cupboard hosting hot water tank. Loft access. Partially boarded. Shelved storage cupboard

## Master Bedroom

10' 9" x 13' 7" ( 3.28m x 4.14m )  
UPVC double glazed window to the rear. Fitted wardrobes and bedside furniture.

## En Suite

Refitted modern white suite. Bath with mixer taps and shower attachment. WC. Basin. Heated towel rail. UPVC double glazed frosted window. Fully tiled.

## Bedroom 2

10' 8" x 9' 1" measured to wardrobes & recess ( 3.25m x 2.77m measured to wardrobes & recess )  
UPVC double glazed window to the rear. Double room. Built in double wardrobe. Radiator.

## Bedroom 3

10' 8" not inc bay window x 7' 7" ( 3.25m not inc bay window x 2.31m )  
UPVC double glazed window to the front. Built in double wardrobe. Double room.

## Bedroom 4

9' 8" x 8' 5" ( 2.95m x 2.57m )  
UPVC double glazed window to the rear. Double room. Radiator.

## Shower Room

UPVC double glazed frosted window. Large shower cubicle. WC. Basin. Heated towel rail. Fully tiled. Extractor fan. Shaver socket. Vinyl flooring.

## Front Garden

Laid to lawn. Driveway leading to detached double garages.

## Rear Garden

South west facing. Mainly laid to lawn. Patio area. Fence surround. Gated side access.

## Double Garage.

17' 6" x 16' 4" ( 5.33m x 4.98m )  
Detached with up and over doors. UPVC double glazed side door and window. Power and light. Eaves storage.







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.

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/BUK306510](https://www.connells.co.uk/Property/BUK306510)**

Tenure: Freehold



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