



**Connells**

Sovereign Close  
Granborough Buckingham





### Property Description

Hidden within the sought after village of Granborough, this modern four-bedroom detached property offers a generous amount of living space with captivating views over rolling fields. Boasting modern comforts and high-end Fischer electric heating throughout.

Upon entry, a welcoming hallway sets the tone, leading to a versatile study and a convenient WC. There is a modern fitted kitchen with an array of floor and wall based units, a spacious dining room ideal for hosting gatherings and a bright lounge features sliding doors that flows effortlessly into a sunlit conservatory.

Ascend to the first floor to discover the master suite, complete with fitted wardrobes and a three-piece en suite. Three additional bedrooms offer ample space for family or guests, complemented by a stylish modern family bathroom.

Outside, the property impresses with a generous front garden, accompanied by a driveway and gated access to the rear. The rear garden features a substantial decked area, perfect for alfresco entertaining, and framed by an easily removed fence. Notably, the garden boasts uninterrupted panoramic views of the surrounding countryside, enhancing the setting.

### 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, contact us.



## Entrance Hall

## Cloakroom

## Lounge

14' 1" max x 11' 1" max ( 4.29m max x 3.38m max )

## Dining Room

10' 6" x 8' 5" ( 3.20m x 2.57m )

## Study

8' 11" x 8' ( 2.72m x 2.44m )

## Kitchen

15' max x 7' 10" ( 4.57m max x 2.39m )

## Conservatory

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

## Master Bedroom

11' 2" x 10' to wardrobes ( 3.40m x 3.05m to wardrobes )

## En Suite

## Bedroom 2

10' 10" x 9' 6" max ( 3.30m x 2.90m max )

## Bedroom 3

10' 1" x 7' 11" ( 3.07m x 2.41m )

## Bedroom 4

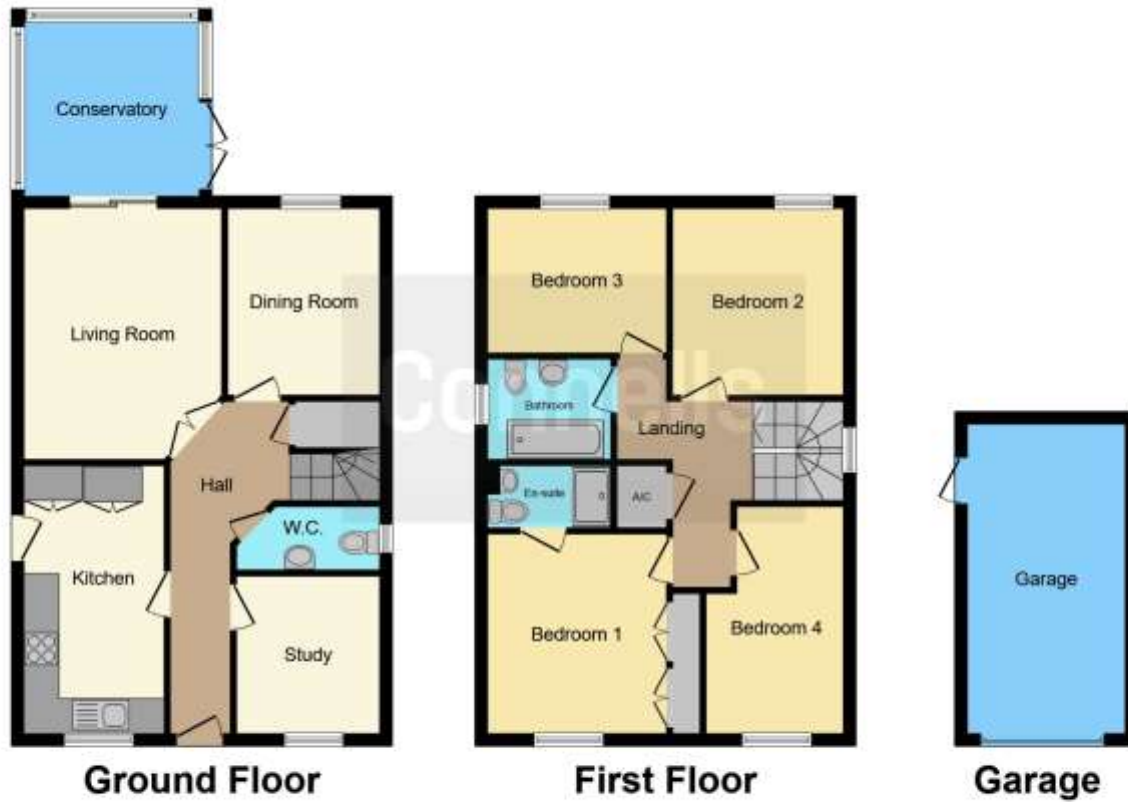
12' 3" max x 7' 5" max ( 3.73m max x 2.26m max )

## Bathroom

## Garage

17' 5" x 8' 11" ( 5.31m x 2.72m )





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



To view this property please contact Connells on

**T 01280 822 727**

**E [buckingham@connells.co.uk](mailto:buckingham@connells.co.uk)**

2 West Street  
BUCKINGHAM MK18 1HL

**EPC Rating: E**

**view this property online [connells.co.uk/Property/BUK306777](http://connells.co.uk/Property/BUK306777)**

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BUK306777 - 0002