



**Connells**

Kiln Close  
Calvert Buckingham



## Property Description

An exquisite executive 4 double bedroom family home, perfectly positioned adjacent to picturesque countryside. Situated on the sought-after Kiln Close, this property enjoys a tranquil setting enjoying access to green spaces.

Step into the entrance hall, a welcoming lounge that offers a warm and inviting atmosphere, ideal for family relaxation or entertaining guests. The formal dining room provides an elegant space for special occasions and gatherings. The heart of this home is the refitted kitchen/dining/family room, seamlessly connecting to the garden, creating a bright and airy space perfect for everyday living. The modern kitchen provides ample storage and work surface space. Adjacent to the kitchen, the utility room offers added convenience and organization and access to the integral double garage. A downstairs WC and integral double garage enhance the functionality of this superb home, providing ample storage and secure parking.

Upstairs, the spacious master bedroom features a range of fitted wardrobes, an ensuite and a dedicated dressing area. All four double bedrooms are equipped with fitted wardrobes, ensuring ample storage space and a clutter-free environment. The property's good-sized private rear garden is ready for outdoor activities and peaceful retreats. With off-road driveway parking, this home combines practicality with spacious accommodation.

## Calvert Green

Calvert Green is situated near to the market town of Buckingham and close to Bicester and the M40 as well as Milton Keynes. The village has a shop, community centre and a large recreational facility. Nearby is Great Moor sailing club. Buckingham offers sports, restaurants and shopping.

## Mortgage Services

Connells Buckingham have a 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

## Cloakroom

## Sitting Room

11' 9" x 18' 2" into bay window ( 3.58m x 5.54m into bay window )

## Dining Room

10' 8" x 10' 10" ( 3.25m x 3.30m )  
including slight door recess

## Kitchen

Irregular Shaped Room 22' 1" max x 14' 1" max ( 6.73m max x 4.29m)

## Utility Room

9' 1" x 5' 5" ( 2.77m x 1.65m )

## Master Bedroom

14' 9" max x 10' 6" ( 4.50m max x 3.20m )  
L shaped room. Measurements do not include built in wardrobes.

## En Suite

## Dressing Room

5' 6" x 5' 2" ( 1.68m x 1.57m )

## Bedroom 2

12' 7" x 12' 7" ( 3.84m x 3.84m )  
Measured up to the built in wardrobes.

## Bedroom 3

11' 6" x 12' 7" ( 3.51m x 3.84m )  
Not including the built in wardrobes

## Bedroom 4

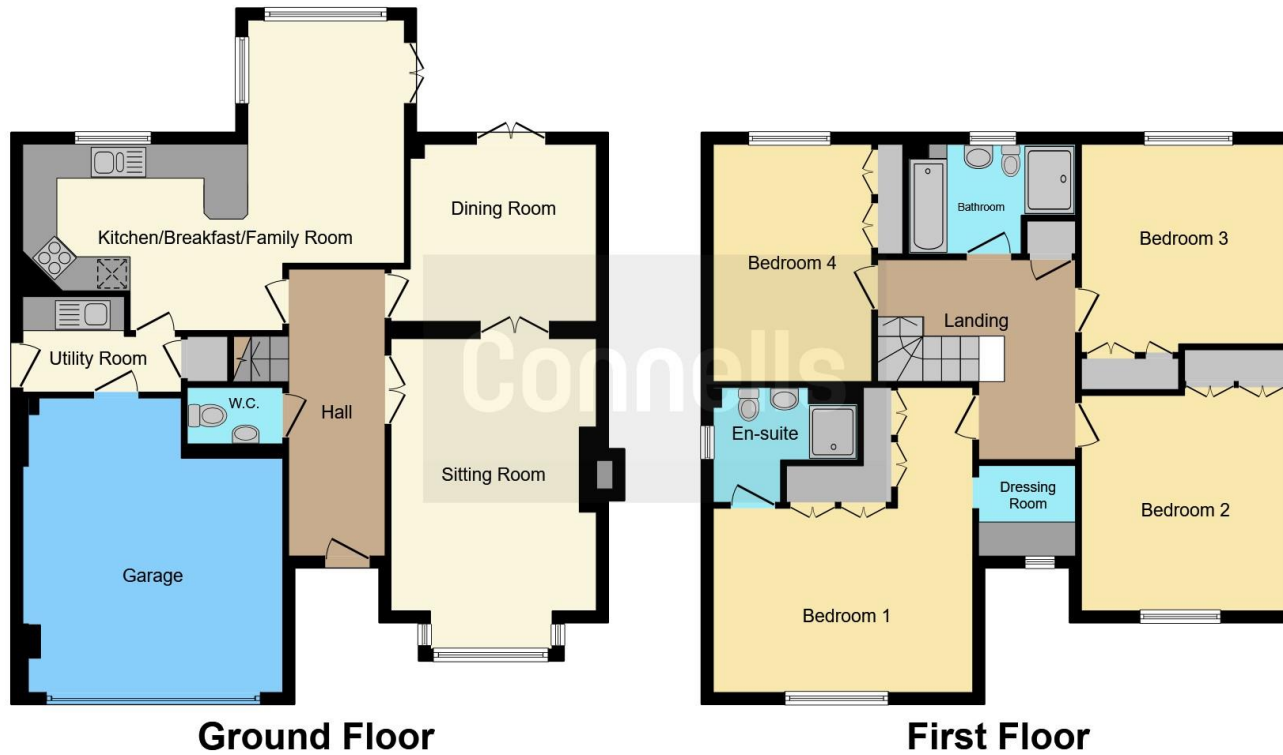
9' 3" x 14' 3" ( 2.82m x 4.34m )  
Not including the built in wardrobes

## Bathroom

## Garage

15' 7" x 16' 8" ( 4.75m x 5.08m )





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)

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/BUK306948](http://connells.co.uk/Property/BUK306948)**

Tenure: Freehold



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