



**Connells**

Spa Cottage Bath Lane  
Buckingham





## Property Description

Welcome to this inviting three-bedroom semi-detached property that seamlessly blends comfort with charm. As you step into the welcoming entrance porch, the allure of this home unfolds.

The spacious lounge showcases its captivating feature fireplace, creating an ideal space for relaxation and entertaining.

The farmhouse-style kitchen/diner, adorned with units along two walls, is a great layout for modern day living. Adjacent to this, a sunlit conservatory provides a picturesque view of the established rear garden, seamlessly merging indoor and outdoor living.

Adding to the practicality of the home, discover a convenient utility/boot room and a downstairs WC, catering to the demands of modern living. Need a dedicated workspace? The separate study offers a quiet haven for productivity or contemplation.

Venture upstairs to find two generously sized double bedrooms, ensuring ample space for restful nights. The third bedroom, a cosy single, offers versatility for guests, a home office, or a personal sanctuary. A thoughtfully designed family bathroom completes the upper level, providing both comfort and practicality.

## Outdoor Space

Outside, the property boasts an expansive front driveway, capable of accommodating multiple cars-a rare find that enhances convenience and accessibility. A side access further amplifies the practicality of the space. Moving to the rear, the garden unfolds as a private oasis, predominantly laid to lawn with established borders, offering a harmonious blend of nature and tranquillity. The raised decking provides an elevated vantage point to enjoy the surroundings, making it a perfect spot for gatherings or moments of solitude.

This property harmonizes the essentials of modern living with the charm of traditional features, creating a truly unique and versatile living experience.

## 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.

## Lounge

14' 11" x 13' 4" ( 4.55m x 4.06m )

## Study

8' 9" x 8' ( 2.67m x 2.44m )

## Kitchen

14' 11" x 9' 10" ( 4.55m x 3.00m )

## Utility Room

7' 2" x 4' 10" ( 2.18m x 1.47m )

## Conservatory

14' 7" x 8' 1" ( 4.45m x 2.46m )

## Bedroom 1

10' 5" x 8' 7" ( 3.17m x 2.62m )

## Bedroom 2

9' 11" x 8' 8" ( 3.02m x 2.64m )

## Bedroom 3

7' 3" x 5' 11" ( 2.21m x 1.80m )

## Bathroom

## Driveway Parking

For several vehicles







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: D    Council Tax  
 Band: C

**view this property online [connells.co.uk/Property/BUK307615](http://connells.co.uk/Property/BUK307615)**



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: BUK307615 - 0002