



**Connells**

Sibylla Addison Road  
Steeple Claydon BUCKINGHAM



# Sibylla Addison Road Steeple Claydon BUCKINGHAM MK18 2NP

for sale guide price  
**£350,000**



## Property Description

Unlock the Potential - A Rare Opportunity in a Desirable Village Setting

Tucked away in the heart of a charming village, this unique 2/3 bedroom detached home offers an exciting opportunity for transformation. Set on a generous plot, the property invites home-seekers to modernise, improve, or even redevelop-creating the ideal home to suit your lifestyle.

Brimming with potential and promise, the existing accommodation comprises an entrance hall, a spacious lounge, separate dining room, kitchen, and a versatile study or third bedroom on the ground floor. Upstairs, you'll find two well-proportioned bedrooms and a family bathroom, providing a comfortable foundation for your next chapter.

Outside, a detached garage and off-road driveway parking offer practical convenience, while the standout feature is a substantial wooden cabin in the garden-currently housing a swimming pool (not in use). With some creativity and care, this could become a stunning leisure retreat or an impressive home office or studio space.

Surrounded by countryside and community, yet within easy reach of local amenities and transport links, this is a rare chance to design your perfect village home. Whether you're looking to renovate, extend, or start afresh, this property is bursting with potential.

Don't miss this opportunity to shape something truly special-viewings are highly recommended.

## 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**

**Living Room**

16' 9" x 11' 10" ( 5.11m x 3.61m )

**Dining Room**

11' 5" x 7' 5" ( 3.48m x 2.26m )

**Kitchen**

11' 5" x 7' 4" ( 3.48m x 2.24m )

**Study/Bedroom 3**

8' 3" x 7' 11" ( 2.51m x 2.41m )

**Bedroom 1**

13' 1" x 10' 11" ( 3.99m x 3.33m )

**Bedroom 2**

10' 10" x 9' 7" ( 3.30m x 2.92m )

**Bathroom**

**Garage**

**Pool House**

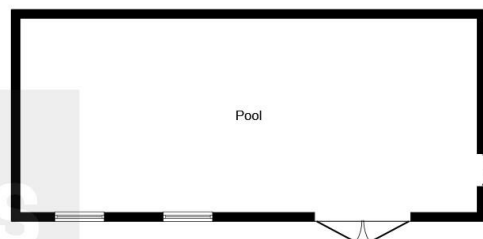




**Ground Floor**



**First Floor**



**Outbuilding**

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

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2 West Street  
 BUCKINGHAM MK18 1HL

EPC Rating: F Council Tax  
 Band: D

**view this property online [connells.co.uk/Property/BUK307577](http://connells.co.uk/Property/BUK307577)**

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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