



Connells

New Barn Farthinghoe Road
Hinton-In-The-Hedges Brackley

New Barn Farthinghoe Road Hinton-In-The-Hedges Brackley NN13 5NG

for sale guide price
£500,000



Property Description

Nestled on a generous plot at the edge of the highly sought-after village of Hinton-in-the-Hedges, this three-bedroom bungalow offers countryside living with breathtaking views over open fields.

Step into a large entrance hallway that sets the tone for this well-proportioned home. There is a spacious lounge, complete with a fireplace. Adjacent is a separate dining room, ideal for entertaining. This flows through to the kitchen with units along two walls. There is a convenient WC. The property features two generously sized double bedrooms, a versatile single bedroom, and a bright conservatory that captures the stunning garden views. A four-piece bathroom completes the internal accommodation.

The outdoor areas are truly exceptional. A gated driveway leads to a double garage, offering ample parking and storage. The expansive, mostly lawned garden wraps around the property, extending towards the village and tree line. The garden boasts a variety of established trees and plants, creating a brilliant space for any new owner.

This bungalow combines peaceful village life with spacious, versatile living spaces and an idyllic garden, making it an unmissable opportunity in Hinton-in-the-Hedges.

minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a

Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.

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.

Large Entrance Hall

Cloakroom

Lounge

21' 6" max x 16' 5" max (6.55m max x 5.00m max)

Dining Room

13' 9" x 9' 10" max (4.19m x 3.00m max)

Kitchen

10' 10" x 10' (3.30m x 3.05m)

Conservatory

8' 4" x 7' 3" (2.54m x 2.21m)

Bedroom 1

12' 8" max x 11' 9" (3.86m max x 3.58m)

Bedroom 2

12' 9" max x 8' 9" (3.89m max x 2.67m)

Bedroom 3

11' 1" max x 8' 5" (3.38m max x 2.57m)

Double Garage





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

To view this property please contact Connells on

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EPC Rating: F Council Tax
 Band: F

view this property online connells.co.uk/Property/BUK307575



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.

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