



Connells

Boot Close Granborough Road
Winslow Buckingham



Property Description

MOVE IN FOR CHRISTMAS - Plot 18 - A delightful four bedroom detached family home set on the superb phase 1 development by quality builder's WE Black. These internal photos are of the show home and are for advertising purposes only.

The accommodation comprises of a large open plan kitchen dining room with doors leading out to the garden, there is a separate sitting room and downstairs cloakroom.

The principle bedroom is en suite.

The site is situated in the popular town of Winslow, just off the Granborough road and a short walk from the historic market square.

Winslow's new railway station is part of the East West Rail project which is to re-establish the route between Oxford and Cambridge. When the line opens, Winslow will have direct trains to Oxford, Milton Keynes Central and Bedford. The journey time from Winslow to Oxford is estimated at 27 minutes.

Agents Notes

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W.E Black Ltd

W.E.Black developments feature a notably high specification as standard, including many finishes which would be charged at extra cost by national housebuilders. Along with the possibility of reduced utility bills due to the continued research they carry out into the very latest sustainable materials. The properties will not only be energy efficient but for peace of mind they are future proofed for years to come through efficiency ratings above building regulation requirements.

House Specification

- Traditional Construction
- Solid traditional brick and block construction
- PVCu windows and French doors are weather-stripped and double glazed with multi point fasteners
- Timer engineered Mitel Joists to first floors
- Excellent sound and thermal insulation
- Tiled roofs in contrasting style

Quality Specification

- Gas fired central heating system with thermostatic radiator valves and electronic programmer
- Ample TV and BT points
- Under floor heating to ground floor, to all properties - gas filled radiators to first floor

Luxury Kitchens

- Fully fitted shaker style kitchens with appliances comprising stainless steel double oven and gas hob, complementary chimney hood, integrated fridge freezer and dishwasher
- Inset 1 ½ bowl stainless steel sink
- Ceramic floor tiling from Minoli's exclusive collection
- Down lighters

Decorative Finishes

- Ladder style white primed internal doors with chrome furniture
- Moulded skirting and architraves
- Smooth ceilings throughout
- Mirrored glass wardrobes to all master bedrooms

Quality Bathrooms

- Fully fitted with Ideal Standard

modern white sanitary ware

- Ideal Standard chrome taps and fittings throughout
- Thermostatically controlled showers
- Ceramic wall tiling from Minoli's exclusive collection
- Shaver points
- Down lighters
- Heated chrome towel rails

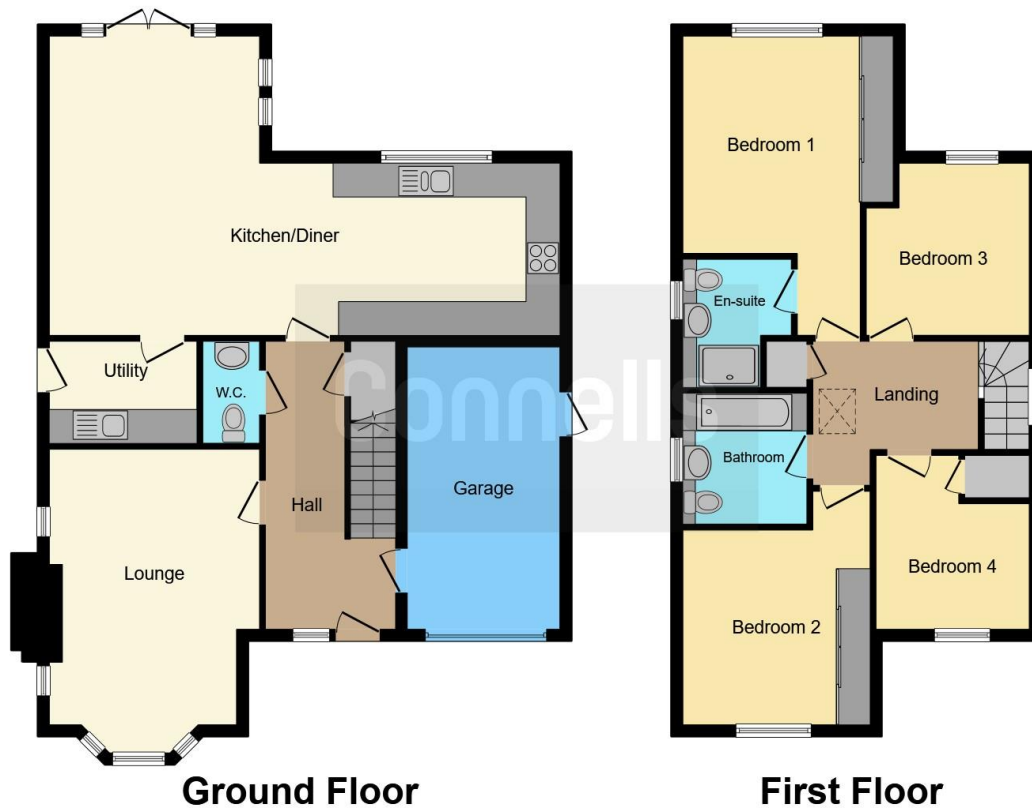
Features

- Landscaped front gardens
- Brick paved driveways and parking spaces
- Outside water tap
- Fully fenced and hedged boundaries
- Extensive patio in Cotswold paving slabs
- All homes are fast charge ready for electric vehicles

Security And Peace Of Mind

- Mains operated smoke detectors with battery back up
- Multi point security locks to all windows and external doors, where appropriate
- High performance front doors
- All homes have a ten year Premium Warranty





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01296 395710
E fairfordleys@connells.co.uk

6 Hampden Square
 AYLESBURY HP19 7HT

EPC Rating: Exempt

view this property online connells.co.uk/Property/LEY304151



Tenure: Freehold



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