



**Connells**

Boot Close Granborough Road  
Winslow Buckingham



### Property Description

Plot 9 - The show home - A delightful three bedroom detached family home set on the superb development by quality builder's WE Black.

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

On the first floor the principle bedroom is en suite, there are 2 further bedrooms and a family bathroom.

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.

### W.E Black

All W.E.Black developments feature a notably high specification as standard, including many finishes which would be charged at extra cost by national housebuilders.

### House Specifications

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

Air source heat pump  
Ample TV and BT points  
Under floor heating to ground 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

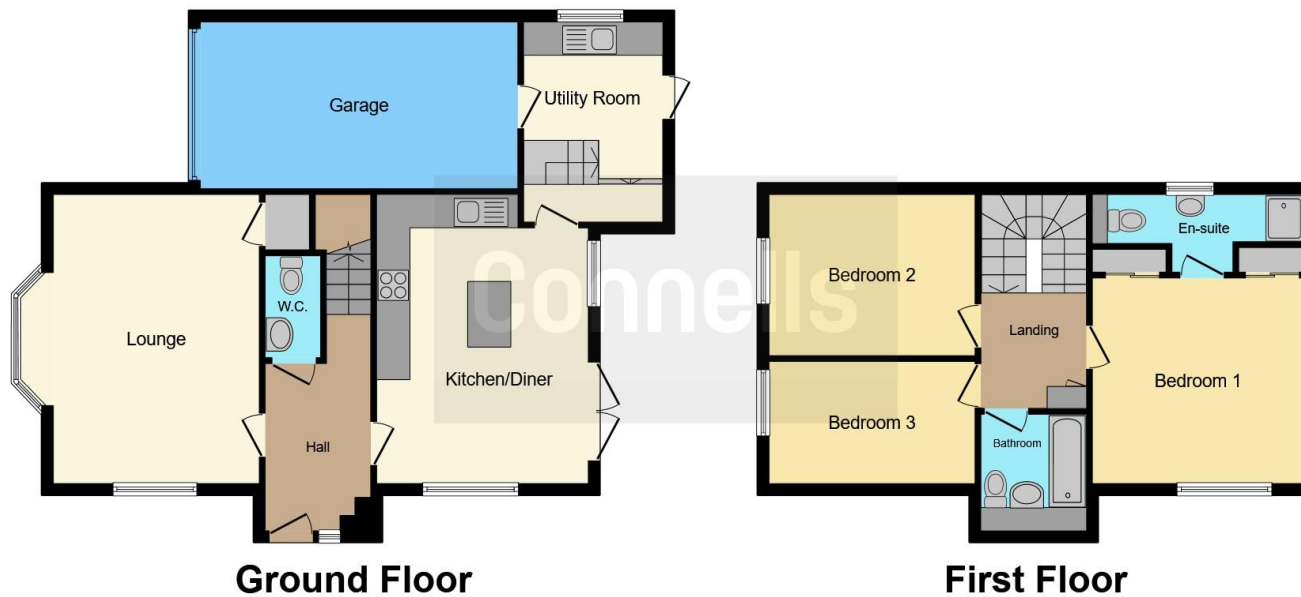
Landscaped front gardens  
Brick paved driveways and parking spaces

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

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**EPC Rating: Exempt**

**view this property online [connells.co.uk/Property/LEY304186](http://connells.co.uk/Property/LEY304186)**

Tenure: Freehold



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