



4 Sandstone Close

Calvert | Buckingham | Buckinghamshire | MK18 2FF



Williams
PROPERTIES

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Williams Properties are delighted to welcome to the market this amazing five bedroom detached house set over three floors in Calvert, Buckinghamshire. The property is in fantastic condition throughout and benefits from three reception rooms, kitchen/Breakfast, utility room, dining room, office, downstairs cloakroom, five bedrooms with en suite to master and two family bathrooms. Outside, there is a double garage and gated driveway parking to the front. Viewing comes highly recommended.

Guide price £550,000

Calvert

Calvert is a modern development located between the A41 Bicester Road and the A413 Buckingham Road making this an ideal location to pick up road connections to Oxford, M40 or Milton Keynes and the M1. Calvert is a fairly large development of predominantly executive detached homes and has a centre which includes a recreational park and community centre. Also close by is Great Moor Sailing Club and many country walks. The nearby market town of Buckingham offers schooling and a full range of sports, restaurants and shopping facilities.

Council Tax

Band F

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance Hall

Enter through the front door into the entrance hall with doors to the living room, dining room, kitchen, office and downstairs w/c, with stairs rising to the first floor.

Living Room

Living room consists of carpet laid to floor, doors leading out to the rear garden, light fittings to ceiling and wall mounted radiator. Space for a sofa set and other living room furniture.





- Five Bedrooms
- Utility & Downstairs Cloakroom
- Detached Family Home
- Double Garage & Parking for Several Cars
- Three Receptions
- Downstairs Study
- Village Location
- Viewing Highly Advised

Dining Room

Dining room currently being used as a snug and consists of a bay window to the front aspect, carpet laid to the floor, a wall mounted radiator and light fitting to ceiling.

Kitchen

The kitchen comprises a range of wall and base mounted units, worktops, inset sink bowl unit, integrated range style oven and space a dishwasher, American style fridge/freezer. There is a window over looking the rear garden. The kitchen leads into the utility room.

Utility

The utility consists of a base mounted unit with worktops, with space for a washing machine and tumble dryer. A door leads out to the side access directly onto the driveway.

Cloakroom

Comprising of low level WC, wash hand basin with storage & a wall mounted radiator.

Office

The office currently used for a bedroom consists of a bay window to the front aspect, light fitting to ceiling and a wall mounted radiator. This room provides space for variety of furniture.

First Floor

Doors to three bedrooms, family bathroom and airing cupboard. Stairs rise to the second floor.



The main village of Calvert offers residents a recreational park and community centre, with a sailing club nearby. A more extensive range of amenities and facilities is located in Bicester which is approximately 7 miles away.



Bedroom And Ensuite

Bedroom consists of a set of three windows to the front aspect, a wall mounted radiator, light fitting to ceiling, built in wardrobes, space for a super king size bed and door to the en-suite. En-suite comprises a low level WC, hand wash basin and enclosed shower cubicle with a frosted window to the front aspect.

Bedroom

Bedroom consists of a window to the rear aspect, light fitting to ceiling and a wall mounted radiator, built in wardrobe and there is space for a king size bed and other bedroom furniture.

Bedroom

Bedroom consists of a window to the rear aspect, built in wardrobes, light fitting to ceiling and a wall mounted radiator. Space for a small double or single bed and other bedroom furniture.

Family Bathroom

Bathroom is fully tiled and comprises of a low level w/c, hand wash basin, panelled bathtub with shower over and a window to the side aspect.

Second Floor

Doors to two further bedrooms and a shower room.

Bedroom

Bedroom consists of a window to the front aspect, light fitting to ceiling, a wall mounted radiator, carpet laid to floor and space for a super king bed and other bedroom furniture.

Bedroom

Bedroom consists of a window to the front aspect, light fitting to ceiling, a wall mounted radiator, carpet laid to floor and space for a super king bed and other bedroom furniture.

Shower Room

Bathroom comprises a low level WC, hand wash basin and enclosed shower cubicle and a window to the front aspect.

Rear Garden

Enclosed rear garden with a patio area and grass laid to the remainder with a further patio featuring a wooden pergola to the rear of the garden.

Garage & Parking

Double garage with power and light, gated driveway parking for several cars open plan top the garden.

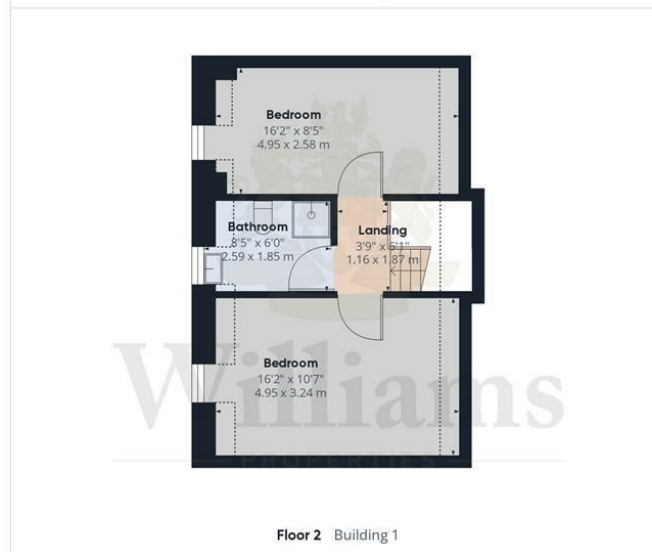
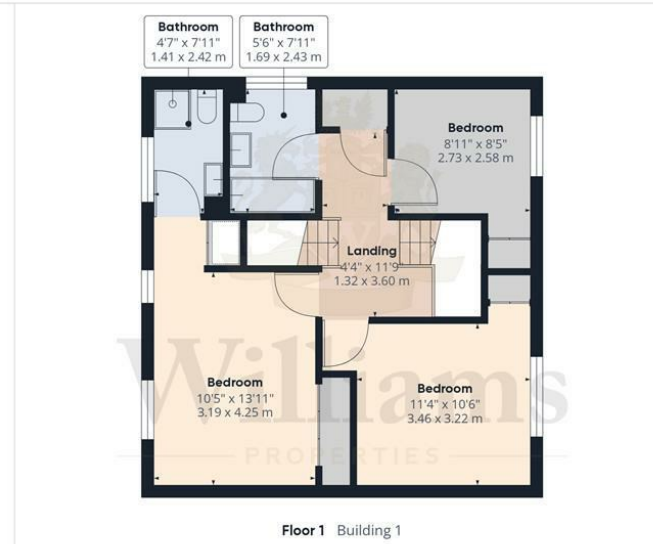
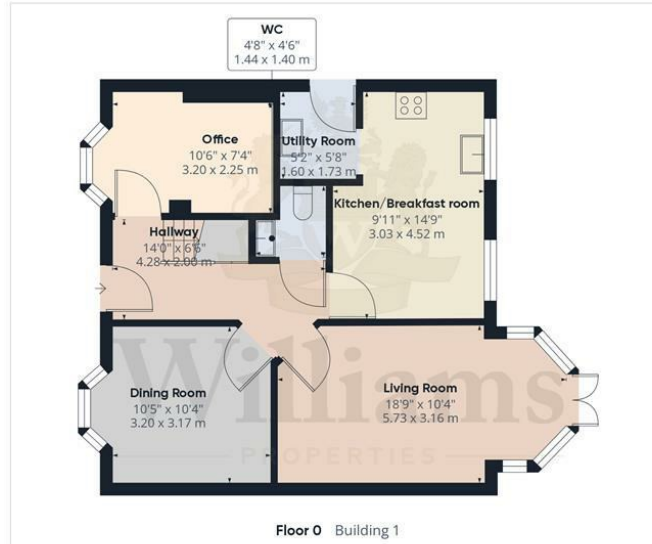
Buyer Notes

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



Williams



Approximate total area⁽¹⁾

1937.07 ft²

179.96 m²

Reduced headroom

52.31 ft²

4.86 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.