



Well House
35 High Street | Buckingham | Buckinghamshire | MK18 1NU

FINE & COUNTRY

WELL HOUSE

A 17th Century residence, situated in the heart of Buckingham Town Centre which offers flexible accommodation throughout and comprises entrance hall, cloakroom/WC, outstanding kitchen, breakfast room, utility room, family room, sitting room, study, cellar, five bedrooms, two with en-suite facilities, and lovely family bathroom. Also benefiting from having off-road parking to the rear, and a stunning garden with outdoor cabin, this home must be viewed to be appreciated.



Accommodation summary

Ground Floor:

Upon entering, the hall has stairs rising to the first floor, French doors to the rear, and access to the cloakroom/WC which houses a boiler.

The outstanding kitchen has quartz tops, a range of integrated appliances to include four ring induction hob, double oven, dishwasher, fridge/freezer and boiling water tap.

There is a central island, a vaulted ceiling which really gives an excellent feeling of space, and steps which lead to the lovely breakfast room which has space for a table to seat six guests.

Four windows to the side and the door to the rear provide superb natural light.

From the breakfast room, there is access to a walk in pantry which then leads to a utility room.

The family room has a feature focal point, fitted shelves, space for a dining table to seat ten guests, and French doors to the side.

The sitting room has wood flooring, a wood burning stove on a raised hearth, and a window to the front, whilst completing the ground floor is the study which is the ideal place for anybody wanting to work from home, with access provided by way of stone steps down to a cellar which provides excellent storage space.















Seller Insight

“ Our son attended school nearby, so we were already familiar with the area and this row of properties. Well House was built around 1640 and is full of character and history. We came for a look around in April, nearly 17 years ago, and the front of the house was covered in magnificent wisteria; it was beautiful, and we knew it would make a perfect family home.” say the owners.

“The previous owners had renovated to a high specification, and we liked how the original character combined seamlessly with modern features. We’ve made our own changes during our time here, including a garden makeover and kitchen renovation which is such a bright space now with wonderful views of the garden and the yew tree just opposite the house.”

“There are lots of scenic walks nearby, as well as a wide range of shops, places to eat, coffee shops, and pubs that host open mic events. There is a twice weekly market and various local events, including literary and music festivals, a Christmas parade, and twice yearly fair. There’s always something to do and it’s such a convenient place to live as we can walk to most places.”

“Access to London is very quick via train from Milton Keynes and there is a great bus service from Milton Keynes to Oxford that stops 100m from the house. A new station will be opening in Winslow, 10 minutes away, that will run to Oxford, Milton Keynes and London.”

“We divided the terraced garden up into a series of ‘rooms’ where we can entertain, relax, and grow our own fruit and vegetables. It’s fully enclosed and very private, so it’s a fantastic spot for summer parties and family events.”

“There’s a room here in Well House for any time of day or season. The family room is warm and toasty in the morning and we also spend a lot of time in the kitchen. The library on the first floor has a window seat overlooking the high street and our pets can often be found there curled up in the sun watching the world go by. We also really like the sitting room as it’s comfortable and characterful with the ancient fireplace and 17th century graffiti on the beams.”

“We’ve lived here for nearly 17 years, and it has been a great family home and place to live. The location is ideal as everything we need is easily accessible, yet it’s also amazingly quiet in the house and garden. We are sad to leave but we don’t need so much space as it’s just the two of us now.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



First Floor

The feature bedroom is of a good size and has access to a dressing room, where steps lead up to an en-suite bathroom.

The guest bedroom is also beautifully presented with wonderful character features and too benefits from an en-suite.

There is another double bedroom on this level which is serviced by the lovely family bathroom with a partly hidden bath.

Second Floor

To the second floor, there are two further bedrooms, both full of character and each having a window to the front.





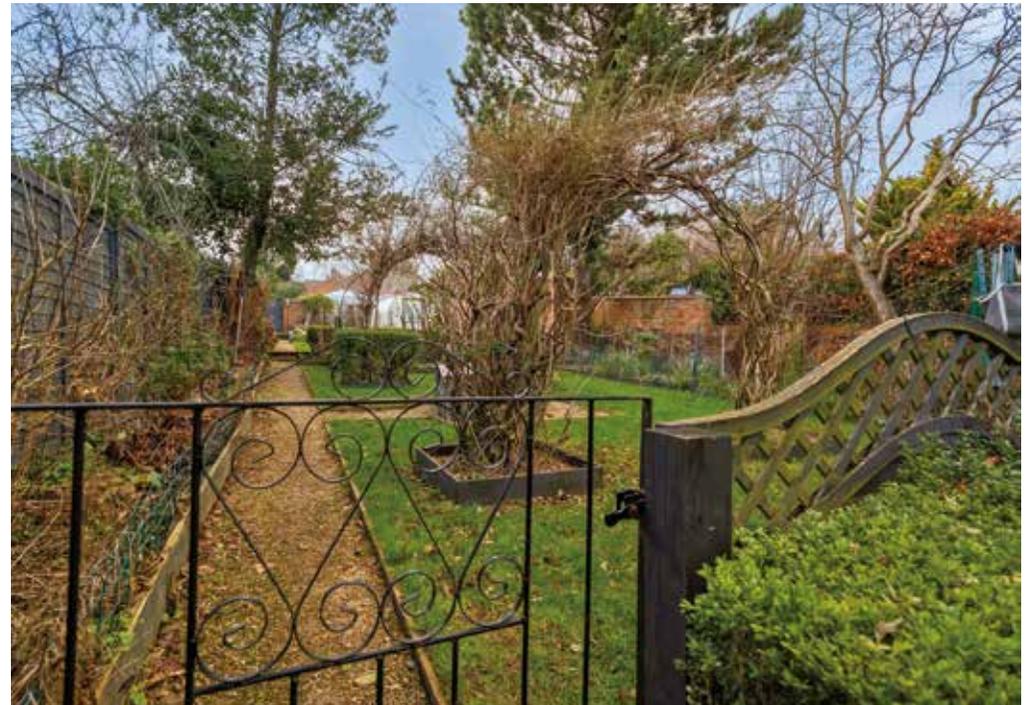




Outside

The rear garden is arranged into different areas, with a superb outdoor seating area and vegetable patches where a modern outdoor cabin can be found. There are two lawn areas with a gate leading to the parking which provides space for two cars

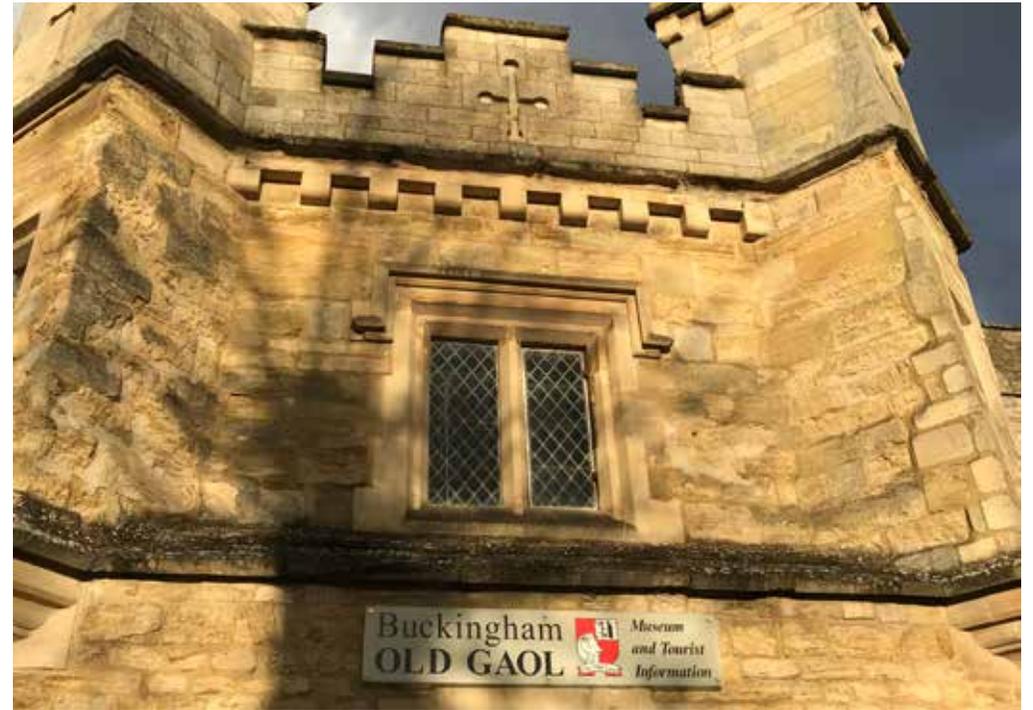






LOCATION

The town lies approximately 12 miles west of Central Milton Keynes, 19 miles south-east of Banbury, 24 miles north-east of Oxford and is conveniently located for the M40 which provides easy access to Birmingham, Oxford, Bicester and London, whilst the local train network provides a commute to Euston in under an hour from Milton Keynes.





Services, Utilities & Property Information

Utilities: Mains water and electric, gas fired central heating, mains drainage

Mobile Phone Coverage: 4G and 5G mobile signal may be available in the area but we advise you to check with your provider.

Broadband Availability: Superfast Broadband Speed is available in the area, with predicted highest available download speed 80 Mbps and highest available upload speed 20 Mbps but we advise you to check with your provider.

Special Note

Covenants

Rights and easements: There is a right of access at Well House that relates to the parking area at the rear of the property. Any prospective buyers should check they are satisfied before placing an offer.

Tenure - Freehold

Agents Notes All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

Whilst we carry out our due diligence on a property before it is launched to the market and

we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.

Local Authority: Aylesbury Vale

Council Tax Band: G

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number 07736 937633

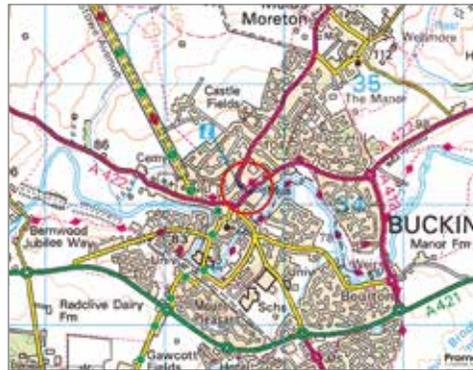
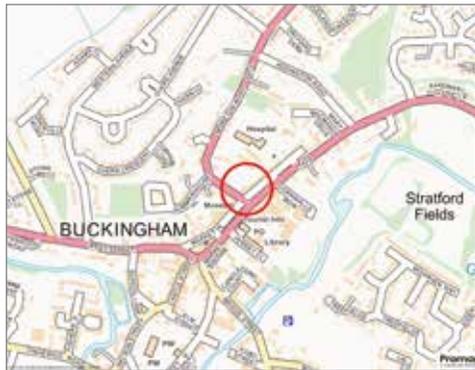
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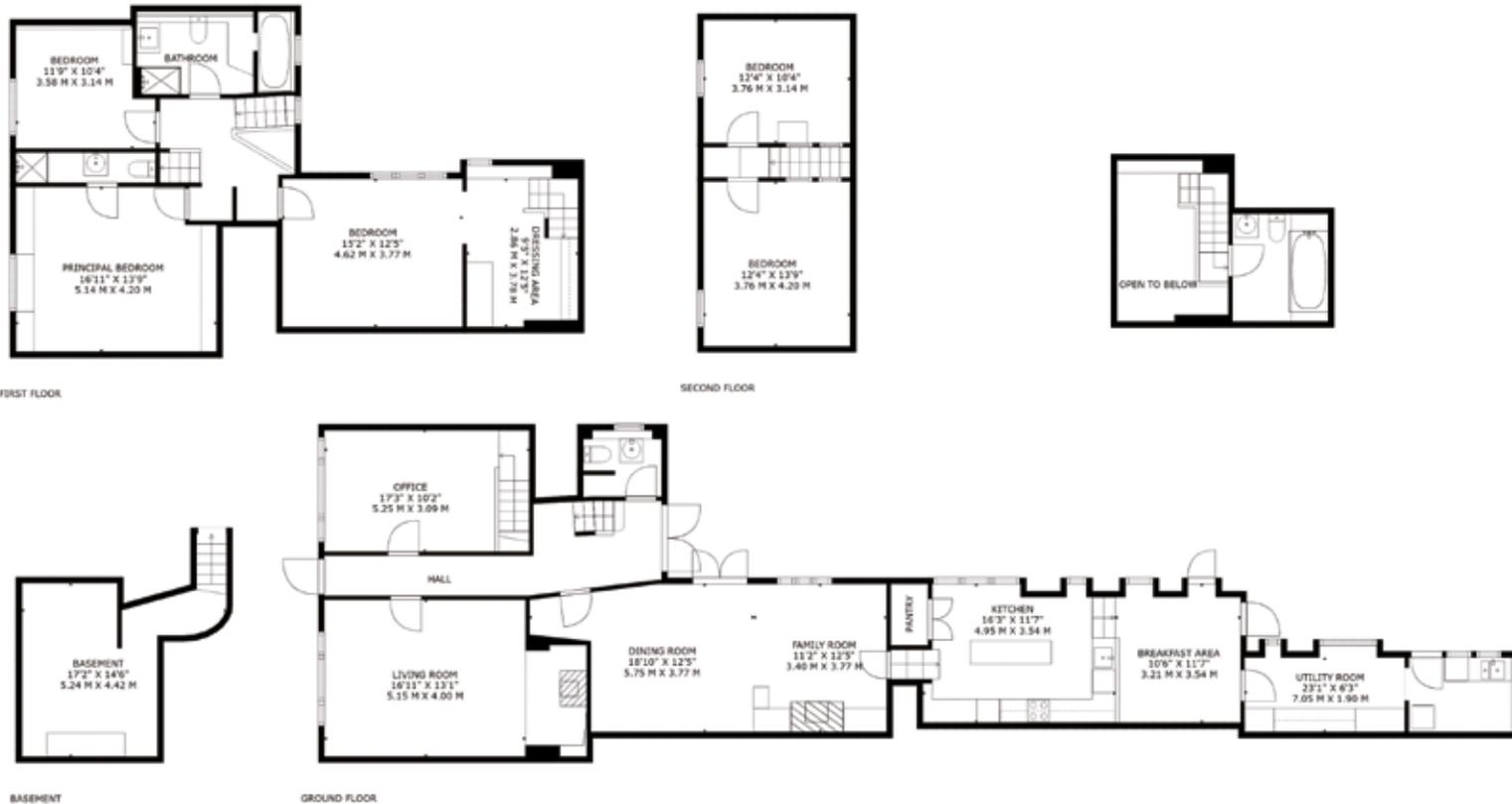
For more information visit F&C Microsite Address - <https://www.fineandcountry.co.uk/banbury-and-buckingham-estate-agents>

Opening Hours:

Monday to Friday	9.00 am - 6 pm
Saturday	9.00 am - 5 pm
Sunday	By appointment only

Offers over £900,000





GROSS INTERNAL AREA: 2727 sq ft, 253 m2

ADDITIONAL AREAS TOTAL: 344 sq ft, 32 m2

OVERALL TOTALS: 3071 sq ft, 285 m2







TERRY ROBINSON
PARTNER AGENT

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Terry has been in the estate agency industry for 20 years and has a wealth of knowledge in the property sector. Having left the corporate world to set up his own brand, Terry has already built up a great reputation with local buyers and sellers. His aim is to deliver the highest levels of service and to make any client feel valued. Terry has already sold several properties which had been on the market with other estate agents previously and he puts this down to his attention to detail and his hunger for success.

YOU CAN FOLLOW TERRY ON



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“Having just purchased my new home through Fine and Country I cannot recommend them highly enough. Terry went above and beyond in ensuring as smooth a transaction as possible. Never once did I have a problem in contacting him, even on days off he still took my calls showing what a dedicated agent he is. I love my new home too much to ever consider selling it but I know who I would use if I was ever considering moving again!! Thanks to Fine & Country, especially Terry, I am now living in my dream home!”



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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