



7 Grange Close  
Buckingham | Buckinghamshire | MK18 1JJ

FINE & COUNTRY

# 7 GRANGE CLOSE

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A beautifully presented detached family home in a cul-de sac setting offering excellent living space, a superb kitchen and utility room, study, a double garage and four good sized bedrooms in addition to a stunning rear garden.



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### Ground Floor

Upon entering, the hall has stairs rising to the first floor and a door leading to the cloakroom/WC.

The open plan kitchen with dining room is one of the most outstanding features of the home and the kitchen has ample work space, underfloor heating, two ovens, a five ring induction hob, dishwasher, space for a table to seat four, a window to the rear and French doors to the rear.

Direct access is provided to the dining room which has space for a table to seat 8-10 guests and French doors to the rear.

The utility room has a cupboard housing the boiler which was installed in 2024, space for appliances, access to the garden and a door leading to the integral double garage.

The sitting room is of a good size and has a window to the front elevation and Bi-fold doors to the rear.

Completing the ground floor accommodation is the study which is ideal for anybody wanting to work from home.





# Seller Insight

“ It was a combination of factors that attracted us to the property initially - the size of the house was just right for us and we were impressed by the outside space. It's a lovely family home set in a quiet cul-de-sac with no through traffic, so it's safe for children to play, and we've enjoyed being part of a friendly little community where we all look out for each other,” say the owners.

“We've lived here for 14 years and have made extensive improvements throughout, including the addition of a new driveway, bathrooms, kitchen, heating, windows, doors, and insulation. We opened up the original separate kitchen and dining rooms to create one spacious room with doors leading out to the garden which has made such a difference.”

“The location is great for families as there are excellent schools here and plenty of opportunities to be outdoors and enjoy countryside walks together. We're within easy reach of Buckingham town centre which has a wide array of amenities, including shops, restaurants, gyms, sports centre, and rugby club. Our local community centre has plenty of activities and groups to get involved with too.”

“The south facing garden is fully enclosed and has separate patio areas for outdoor dining and relaxing on the sun loungers, either under cover or in full sunshine. It's well established with mature plants and we're surrounded by trees which adds to the sense of privacy, so it's perfect for get-togethers with friends and family. We've hosted many BBQs and birthdays parties here in the garden as it's such a nice space.”

“We tend to spend most of our time in the south facing kitchen / dining area that looks out over the garden, so it's full of natural light and pretty views. It's ideal for day-to-day family life and socialising as there's plenty of space for us to be together and we just open up the doors to the garden to create a wonderful indoor / outdoor entertaining area.”\*

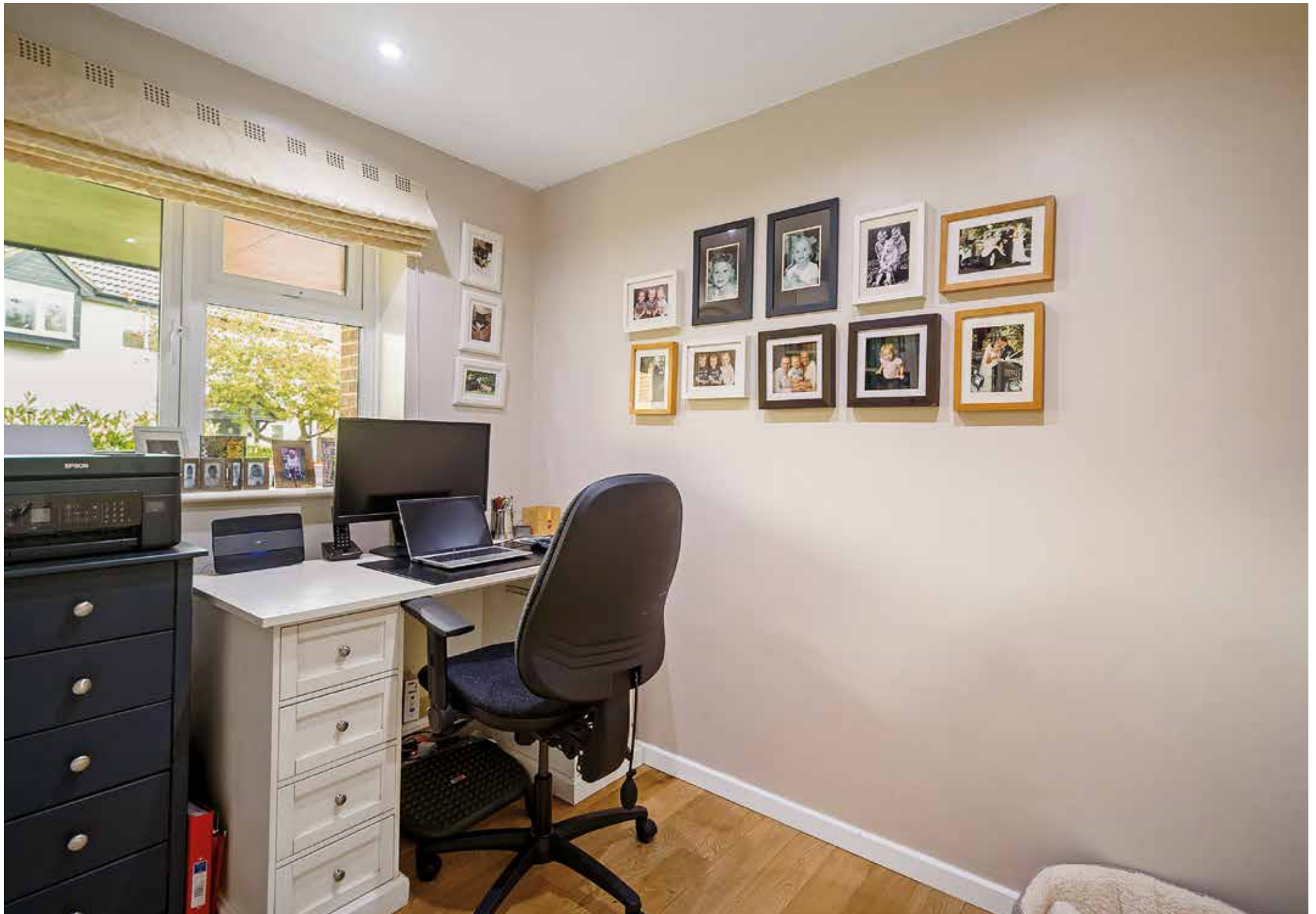
\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.











## First Floor

To the first floor, the feature bedroom has a window to the rear and access to an en-suite shower room.

The guest bedroom has built in wardrobes and a window to the rear.

There are two further double bedrooms, one to the front and one to the rear, whilst completing the first floor is the family bathroom which has a bath and separate shower.

This property was originally five bedrooms but the owners combined the two single bedrooms together to create a double bedroom but for anybody wanting five bedrooms, it could easily be put back to a five bedroom home.



















### Outside

The rear garden is beautifully presented with a delightful patio area, a raised sun deck, an additional seating area, with the remainder being mainly laid to lawn.

There is also front gated access to the driveway which provides offroad parking for three cars, whilst the property also benefits from an integral double garage which has a large space above which is currently used as a craft room. There is an outside covered storage area to the side of the house accessed from the garden.

A beautiful family home which must be viewed to be appreciated.

### Location

Grange Close is situated close to Buckingham Town Centre 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 Marylebone in under an hour.





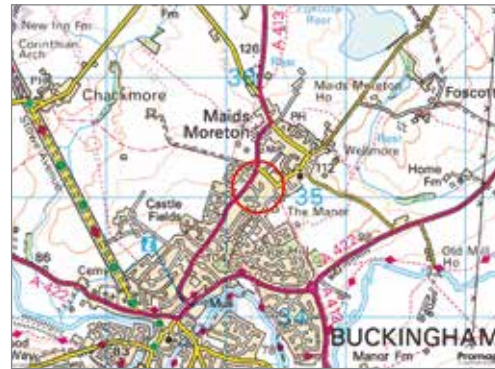
## LOCATION

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Brackley is situated between Banbury and Buckingham, is around 22 miles from 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 Marylebone in under an hour.

Another feature is that being located near the middle of the town, most of the local facilities are within comfortable walking distance, viz primary and secondary schools, the Post Office, shops (e.g. Waitrose), restaurants, coffee bars and the market square.





### Services, Utilities & Property Information

Utilities - Mains water and sewerage, gas central heating, electricity supply.

Mobile Phone Coverage - 5G mobile signal is available in the area but we advise you to check with your provider

Broadband Availability - Ultrafast broadband is available with a download speed of 8,000 mbps

Restrictions - There are restrictive covenants in place as to how the land can be used, please speak to the agents for further information.

Tenure - Freehold

Plans for a loft conversion above the garage are available on request.

Local Authority: Buckinghamshire County Council

Council Tax Band: F

### Viewing Arrangements

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

### Website

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

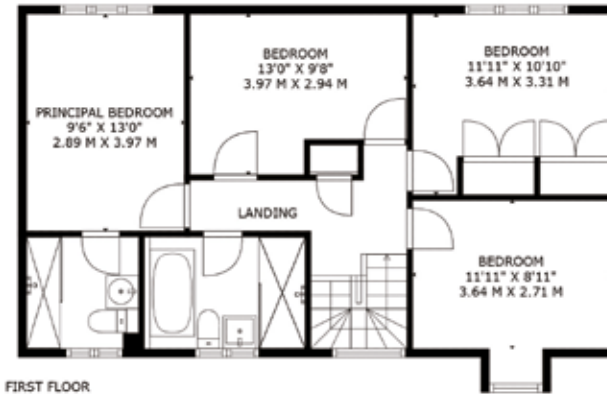
### Opening Hours:

Monday to Friday - 9.00 am - 6 pm

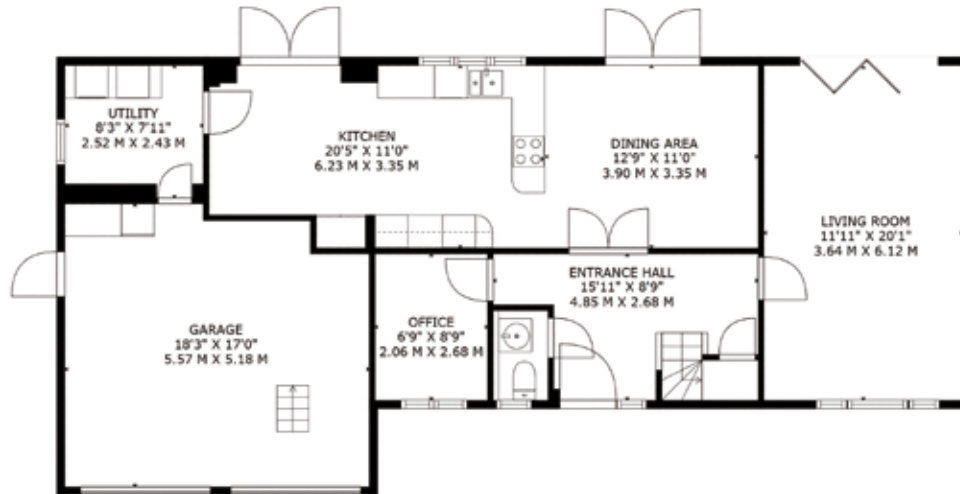
Saturday - 9.00 am - 5 pm

Sunday - By appointment only

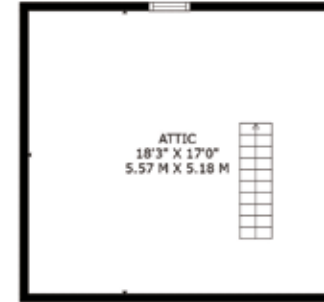
*Guide price* £ 6 5 0 , 0 0 0



FIRST FLOOR



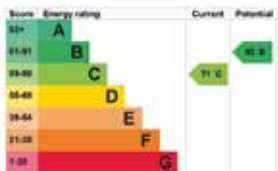
GROUND FLOOR



ATTIC

GROSS INTERNAL AREA: 1589 sq ft, 148 m2  
 LOW CEILINGS: 81 sq ft, 7 m2  
 ATTIC: 230 sq ft, 21 m2  
 GARAGE: 293 sq ft, 27 m2

**OVERALL TOTALS: 2193 sq ft, 203 m2**  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Agents notes: All measurements are approximate 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 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. For a free valuation, contact the numbers listed on the brochure. Printed 15.04.2024







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!”*

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## 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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