



Magnolia House

2 Stable Close | Finmere | Buckingham | Buckinghamshire | MK18 4AD

FINE & COUNTRY

MAGNOLIA HOUSE

The house has been a fantastic home and we've enjoyed our time living in Finmere. It's a gorgeous little village, surrounded by beautiful rolling countryside, and we're not far from places such as Bicester, Brackley and Buckingham so we've been able to enjoy the best of both worlds.



A spacious detached family home quietly located in a cul-de-sac within this attractive and popular village. Built in 1997, 'Magnolia House' benefits from gas-fired radiator heating and Upvc double glazing. There are 3 spacious reception rooms, kitchen/breakfast room, utility, WC, large conservatory, 4 bedrooms, dressing room and 2 bathrooms. There is a private 14.3m by 12.4m rear garden, a double garage and parking for 3 vehicles.

Ground Floor

There is an attractive storm porch with a stone arch and lighting, a casement door opens to the spacious entrance. The hallway has engineered oak flooring, under stairs storage, and a turned staircase rises to the galleried landing. This allows natural light to flood through the house, coved ceiling, two front windows. The main living room has a coal-effect gas fire with a stone fire surround and hearth. TV and telephone points, coved ceiling, front window. There are double doors from the hall, and leading to the rear conservatory. The conservatory has a tiled floor, light and power, toughened pitched glass roof, opening windows on two sides and double doors lead to the garden.

The separate dining room also has oak flooring, coved ceiling, double doors and two windows overlooking the garden. The third reception room would make a spacious office or a play room. It has oak flooring, TV point, coved ceiling and a front window. The kitchen/breakfast room has a good range of white fronted base cupboards, integrated fridge/freezer, plumbing and space for a dish washer, Neff electric fan-assisted oven, 4-ring gas hob with an extractor hood above. Ample work surfaces with an inset stainless steel sink, further eye-level cupboards including a glazed display cabinets and open display units. Down lighters, tiled floor, rear window and door.

The adjacent utility room provides plumbing facilities, base unit, space for a tumble dryer, work surface with an inset sink unit. Ideal Classic wall mounted gas boiler, extractor fan, tiled floor, front window. The cloakroom has a double base cupboard with an inset Roca wash hand basin, low-level WC, tiled floor, opaque front window.





Seller Insight

“ Beautifully designed and built in the late 1990s, Magnolia House is a very striking four-bedroom detached family home that occupies an enviable location on a quiet cul-de-sac close to the heart of the pretty village of Finmere.

“It was a large family home in a quiet village location that we'd been searching for eleven years ago, and that's exactly what we found when we came across Magnolia House,” says the owner. “When we initially came to view it, one of the first things we fell for was the look of it. It's a really attractive and quite imposing house so it has great curb appeal, and although it was built in the 1990s, it has gorgeous features such as the stone mullion windows and a really elegant porch so to a certain extent it has the character of a period home. However, inside it's very much a modern home that's been well designed for modern living.”

“Top of our wish list when we began our property search was more space, and we certainly have lots of it here. The rooms are all generously proportioned and the layout flows really well so it's very comfortable when the whole family is here – we never get the feeling of being on top of one another – and it's also great for entertaining. We've also really liked the fact that there's a nice sense of connection between inside and out. The conservatory, kitchen and dining room all have doors that open onto the patio so when the weather is warm our lovely garden essentially becomes an extension of our living space.”

“The house has been a fantastic home and we've enjoyed our time living in Finmere. It's a gorgeous little village, surrounded by beautiful rolling countryside, and we're not far from places such as Bicester, Brackley and Buckingham so we've been able to enjoy the best of both worlds. It has also been really nice to be part of this little community within Stable Close. There are only ten houses in total and all the neighbours are very friendly, and there's a little green in the middle where we'll sometimes get together for a BBQ, and the children who live in the close will often go play out there.”

“We've decided it's time for a bit of a lifestyle change and so we're moving to a small farm out in the countryside. However, we'll definitely be sad to leave Magnolia House. We'll miss our friends and neighbours, the convenience of the location and fact that because it's a good, solid, well-built house, it has been an absolute joy to live in.”*

* 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 spacious galleried landing has a wide front window offering attractive views over the cul-de-sac and beyond. There is access to the large insulated and partially boarded loft space, it has a retractable aluminium ladder and lighting. The airing cupboard has ample fitted shelving and houses the fully insulated hot water cylinder. The impressive main bedroom is a very spacious and bright room with fitted wardrobes across one wall with some mirror fronted doors. TV and telephone points, coved ceiling, down lighters, rear window overlooking the garden. An archway leads to a further dressing area with two sets of triple wardrobes, down lighters, coved ceiling, opaque rear window. The spacious en-suite is fully tiled and provides a walk in shower area with a fixed glass panel and a quality power shower with heating options. White low-level WC, pedestal wash-hand basin, heated towel rail. Fully tiled walls and floor, down lighters, opaque rear window.

The second bedroom has ceiling coving and a front window. The third bedroom has a double wardrobe, coving and a rear window, the fourth bedroom also has a double wardrobe, coving and two front windows. The family bathroom is fitted with a white suite comprising of a panelled bath with mixer tap and showerhead attachment, low-level WC, fitted cupboards, fitted shelving, wash-hand basin. Half tiled walls, fitted mirror, down lighters, opaque front window.













Outside

Front Garden

To the front of the house is a central slab pathway and steps leading you up to the entrance porch, there is shaped brick walling on both sides with two lawn areas. There are well-planted borders, cherry trees and roses including a mature climbing rose extending over the frontage.

Double Garage & Parking

The brick built attached double garage has a pitched and tiled roof with a very high ceiling (allowing room to create a mezzanine proving more storage if required). Separate fuse controls, light and power, two lightweight up and over doors, rear personal door to the garden. To the front of the garage there is room to park 3 standard vehicles on the block paved driveway. There is PIR lighting on the front of the garage and two wide gates enclose the frontage.

Rear Garden

Directly outside of the dining room is a private sun terrace with PIR lighting, cold-water tap, and a useful storage area on the far side of the house. As the photographs show, the lawned garden runs gently uphill from the terrace to the rear fencing, with a retaining wall making it a more interesting garden and great fun for children! The garden measures 14.3m wide by 12.4m deep and is west-facing. It is fully enclosed by mainly brick walling down both sides, and slatted wooden fencing on the rear boundary making it a very secure and private garden. There are several mature trees within the garden including a twisted hazel tree, shrubs, evergreen bushes, and more climbing roses.



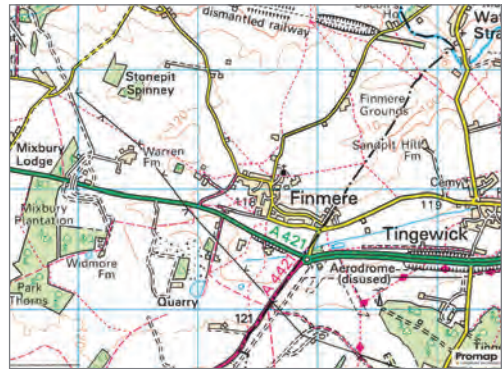
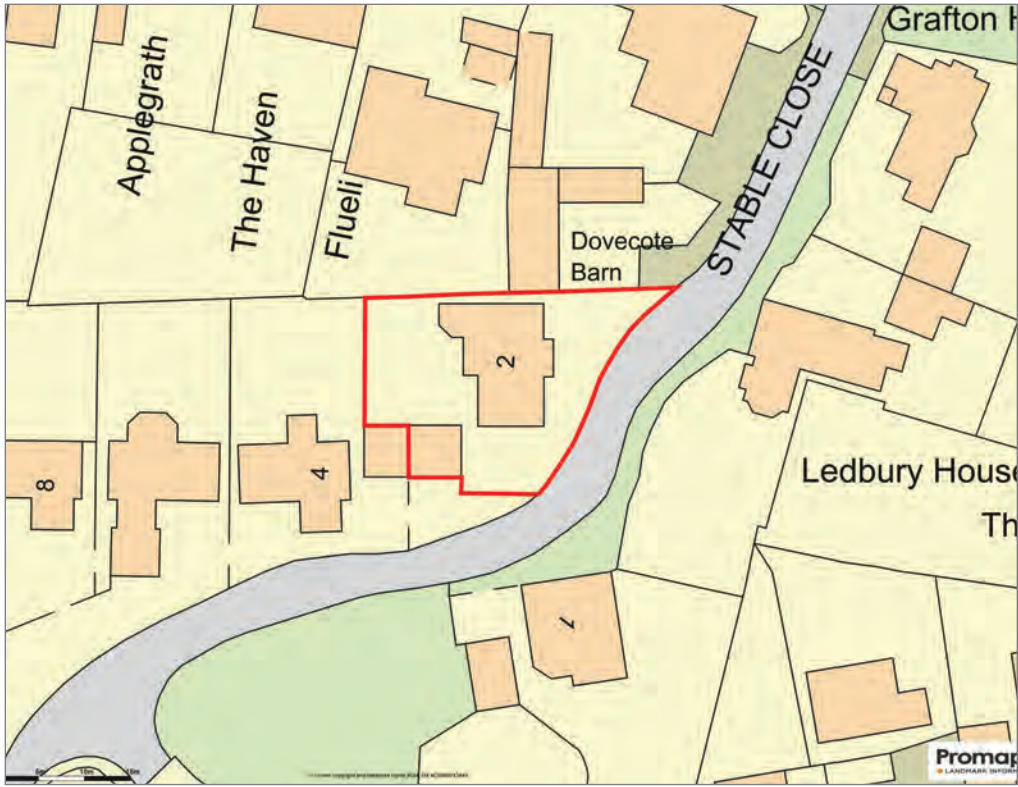




LOCATION

Finmere is a small and popular village on the Oxfordshire and Buckinghamshire borders, just falling within the Cherwell District Council. It is a friendly rural community of around 500 inhabitants. Tingewick is only a mile away and does have a good village store and post office. Finmere has a good primary school, St. Michael & All Angels 14th century church, a large playing field with children's play area, there are both football and cricket teams and a well-appointed village hall making it a very active and sociable place to live. Brackley and Buckingham are both less than 5 miles away, Bicester is 8 miles away with mainline train access to Marylebone in around an hour.





Services

Mains electricity, water, drainage, gas-fired radiator central heating, BT.

Broadband Speeds & Mobile Phone Coverage

Gigaclear broadband is now available and 4G mobile signal in the village (do check with your own mobile phone supplier).

Tenure

Freehold

Local Authority

Cherwell District Council

Telephone: (01295) 227000.

Council Tax Band: 'G'.

Current Payable: £3,849 PA.

Directions

Approaching from Brackley, take the second left turning just before The Red Lion pub, this will take you down Mere Road. At the T-junction, branch left down Valley Road which merges on to the Fulwell Road. Take the left turning in to Stable Close where Magnolia House can easily be found on your right hand side with a Fine & Country board outside.

Viewing Arrangements

Strictly through the vendors sole agent Fine & Country on either (01295) 239665 or (07761) 439927.

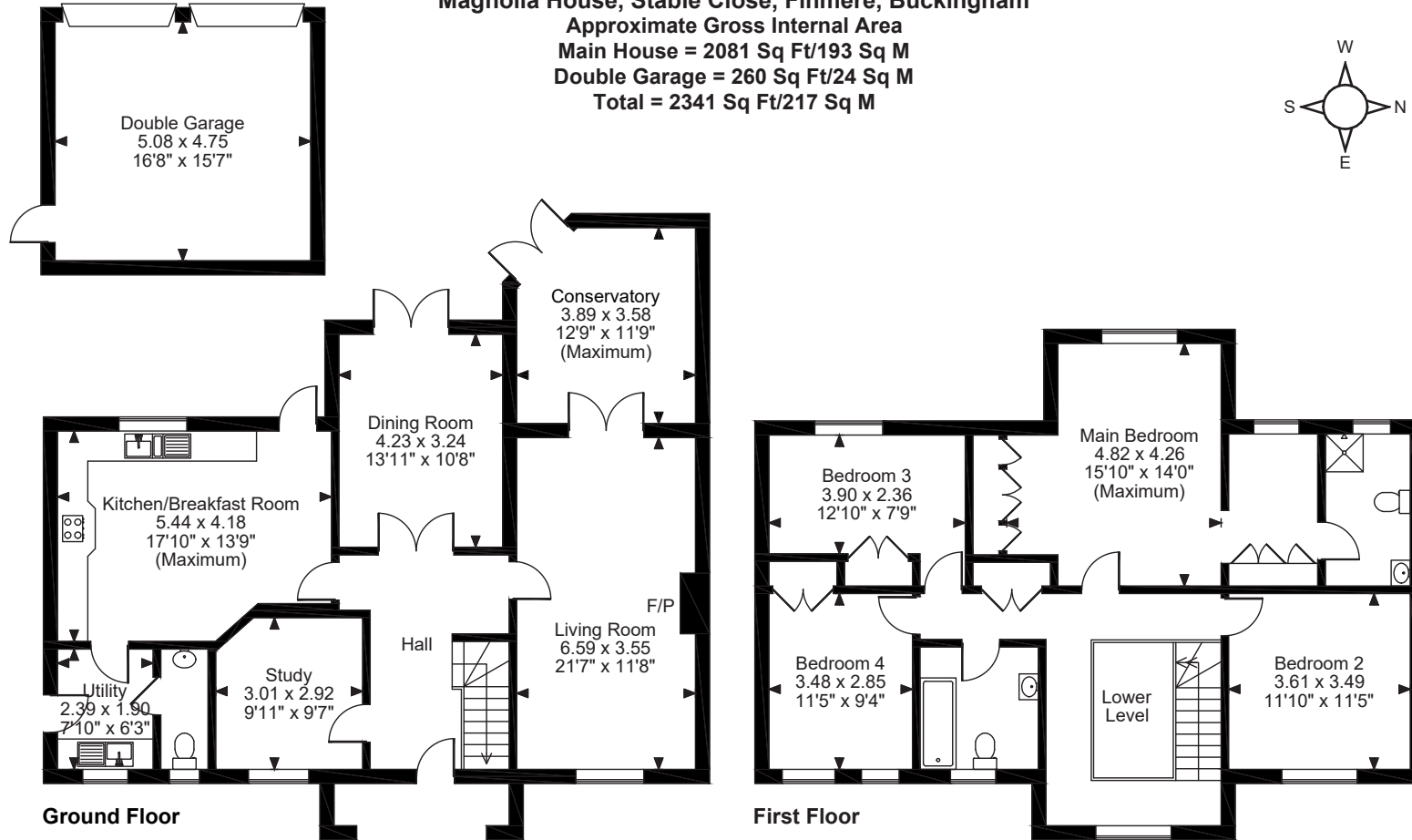
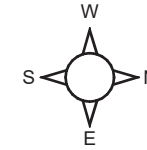
Opening Hours

Monday to Friday 9am - 7pm
 Saturday 9am - 5pm
 Sunday By prior arrangement

Offers over £ 6 8 5 , 0 0 0

Magnolia House, Stable Close, Finmere, Buckingham

Approximate Gross Internal Area
Main House = 2081 Sq Ft/193 Sq M
Double Garage = 260 Sq Ft/24 Sq M
Total = 2341 Sq Ft/217 Sq M



Ground Floor

First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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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 21.06.2024







CHRISTOPHER E MOBBS FNAEA CPEA PARTNER AGENT

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Chris was born and educated in Banbury and has been a senior and key member of Fine & Country since he joined in January 2003. He is a long standing and active fellow of the National Association of Estate Agents and joined the industry in May 1986. Chris is a consummate professional accepting only the highest standards of marketing, integrity and customer care. He also holds the CPEA qualification gained in 1993 after 2 years studying property law, sales & marketing and building construction. Chris has lived in Hanwell for over 33 years with Elizabeth, (his wife of 38 years), so is without doubt a local property expert!

YOU CAN FOLLOW CHRIS ON



“Outstanding. Chris could not have made the experience of buying a house any better.

The communication throughout the whole process was incredible. Chris offered advice when ever it was needed, made himself available at all times of the day (often very late at night - sorry Chris!) and followed up on questions with lightening speed. We were nervous buyers due to our circumstances of returning to the UK recently and needing a home quickly. Chris kept us informed and even reached out simply to let us know if there wasn't an update. This made a huge difference and kept us confident and reassured.

Chris' genuine care made us feel part of the local community before we even arrived. And our children look forward to seeing him like a family friend. We sincerely feel very very fortunate that Chris happened to be the agent for our house purchase. Thank you Chris!”

“Chris Mobbs is an exceptional agent we would recommend to anyone. He was so helpful from the very first interaction, listened to us and helped the process go through as smooth as possible. Chris made a normally stressful process fun, due to him working so hard and having the answers before we had to ask. Cant recommend him highly enough.”



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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