



4 Waglands Garden
Buckingham | Buckinghamshire | MK18 1EA

FINE & COUNTRY

4 WAGLANDS GARDEN

A stunning six double bedroom family home situated close to Buckingham town centre, on a private road, which is presented to the highest of standards and enjoys excellent areas for entertaining, in addition to five bathrooms, a double garage, parking for six cars and a beautiful rear garden.



Ground Floor

Upon entering, the hall has tiled flooring, stairs to the first floor, and a useful cloaks cupboard.

The outstanding open plan contemporary kitchen / dining room is ideal for anybody who likes to entertain and has tiled flooring, ample workspace, a range of integrated appliances to include dishwasher, full height fridge, microwave, coffee machine, boiling water mixer tap, four ring induction hob and two ovens.

There is space for a table to seat twelve guests, a useful storage cupboard and an excellent seating area, afforded by an outstanding orangery which has French doors to the rear, whilst access is provided to the downstairs WC which includes a large walk-in shower.

The utility room has a wall mounted boiler which was installed in 2020, tiled flooring and a door to the side.

The sitting room has a feature fireplace, two windows to the side and a bay window to the front.

For anybody wanting to work from home, the study is ideal and is of a good size, with a bay window to the front.









Seller Insight

“4 Waglands Garden has been our cherished home since 2006, and we were among the first to settle into this beautiful new development. It has been a true joy to watch the community grow and mature around us.”

“During our time here, we have lovingly invested in our garden, creating a minimalist aesthetic that offers a generous space for entertaining. We have also updated the kitchen and added a shower to the downstairs W.C., ensuring it provides step-free living for elderly visitors or relatives.”

“What initially drew us to the property was its undeniable curb appeal. We fell in love with it at first sight, captivated by its symmetry and the generous space both inside and out. Nestled in the heart of Buckingham, the development serves as a tranquil sanctuary, offering the best of both worlds—peaceful living with all amenities within walking distance. The area boasts the well-renowned Royal Latin Grammar School and is ideally situated for commuters. Additionally, the local eateries are abundant and of exceptional quality.”

“Our favourite space is at the back of the house, where the open-plan kitchen and living areas lead seamlessly into the garden. This private, unoverlooked space has been a versatile haven where we've enjoyed many years of entertaining.”

“The rear garden is bathed in sunlight from sunrise until early evening, making it the perfect place to unwind and spend quality time with friends.”

“The property is accessed via a private driveway, creating an impressive first impression. There is ample parking for up to six cars, along with a double garage.”

“We are part of a management company that oversees the development, providing a forum to discuss the needs and ongoing growth of Waglands Garden. Many of our neighbours have remained here since the original build, fostering a strong, welcoming community.”

“There is so much we will miss about this house—the generous proportions, the inviting entertaining spaces, the glorious back garden, and the proximity to all local amenities. This has been a truly special home for us, and we hope it will bring as much joy to its next owners as it has to us.”*

* 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 landing has an airing cupboard, stairs rising to the second floor and a window to the front.

The feature bedroom is of an excellent size, has built in wardrobes, a door which leads to a superb en-suite shower room and a window to the front.

The guest bedroom is also spacious and has a door to an en-suite shower room and a window to the rear elevation.

There are two further double bedrooms on this level, one with built in wardrobes and a window to the front, and the other having a window to the rear.

Completing the first-floor accommodation is the family bathroom which has a bath and separate shower.

Second Floor

The second-floor landing has a lovely circular feature window to the rear, access to two further double bedrooms, both with built in wardrobes and Velux windows to the rear, and both serviced by a shower room.

Due to the configuration of the second floor, this would make for a perfect teenage suite.













Outside

The rear garden is beautifully presented, with a large sitting area constructed from Egyptian limestone, ideal for enjoying alfresco dining.

There is an area laid to lawn with a decking area to the side, and a side gated access to the drive which provides off-road parking for around six cars and includes an EV charger.

Also benefiting from a double garage with electric doors, this outstanding family home really must be viewed to be appreciated.

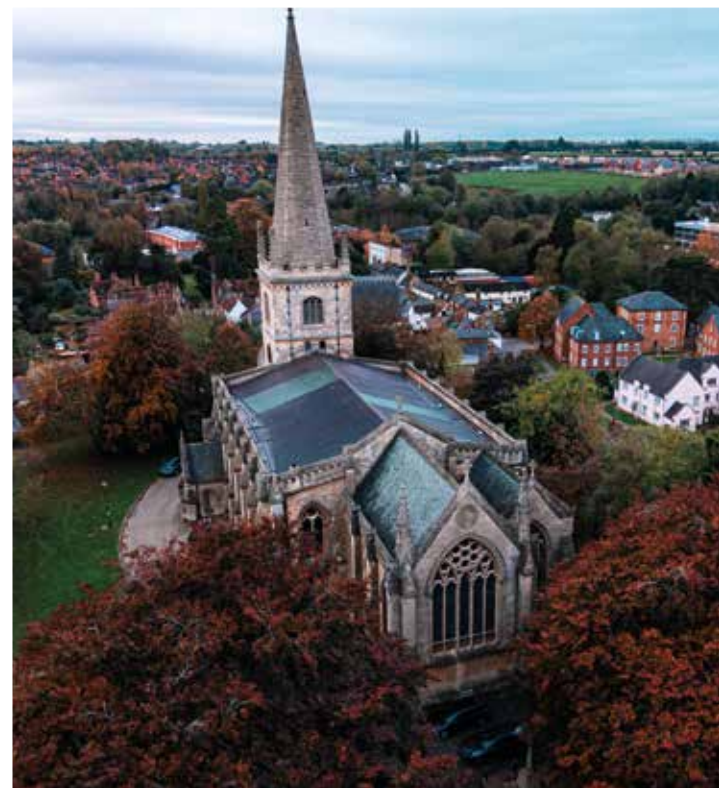






LOCATION

Waglands Garden is ideally situated for Buckingham town centre and is conveniently located for Milton Keynes, Oxford, Bicester, and the M40 which provides easy access to Birmingham, and London, whilst the local train network provides a commute to Marylebone or Euston in under an hour.





Services, Utilities & Property Information

Utilities - Mains water and sewerage, gas fired 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 upload and download speeds of 1,000 mbps.

Rights and easements: Right to use the common access road through the development and enjoyment of the communal gardens. There is a management company which is responsible for maintenance of the communal areas. Management costs are currently £660pa. Please speak to the agent for further details.

Tenure - Managed Freehold

Local Authority: Aylesbury Vale

Council Tax Band: G

Viewing Arrangements

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

Website

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

Guide price £ 1,100,000





GROSS INTERNAL AREA: 2801sq ft, 260m²
 GROUND FLOOR: 1223sq ft 114m² FIRST FLOOR 1068sq ft 99m² SECOND FLOOR 510sq ft 47m²
 EXCLUDED AREAS FIREPLACE 8sq ft 1m², LOW CEILING 461sq ft 42m², GARAGE 336sq ft 31m²
OVERALL TOTALS: 3606sq ft, 334m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY
 FLOORS MAY NOT BE SHOWN IN ACTUAL LOCATION







TERRY ROBINSON
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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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