



Sunny Bank

Main Street | Padbury | Buckingham | Buckinghamshire | MK18 2AY

FINE & COUNTRY

SUNNY BANK

A Grade II Listed family home which has been extended by the current owner to create excellent living spaces.



SUNNYBANK

Comprising a large kitchen/family room, two further reception rooms, study, four bedrooms, and the added benefit of a double garage and parking for two cars, an internal viewing is highly recommended.

Ground Floor

Upon entering, the hall provides access to the two main receptions.

Both reception rooms are full of charm and character features, and both benefit from having exposed beams and inglenook fireplaces with wood burners.

The study was formerly the kitchen but was transformed into the office once the wonderful kitchen extension was created, this giving anybody wanting to work from home the perfect opportunity to do so.

From the inner hall, access is provided to a utility room/shower room.

Without doubt one of the main selling features is the wonderful kitchen/family room.

There is ample work space, a good amount of natural light afforded, and to the other side of the room, there is a superb dining/sitting area with space for a table to seat eight guests.









Seller Insight

“ Situated in the heart of the charming village of Padbury is Sunnybank, a picture-perfect Grade II listed cottage, the original part of which dates back to the 17th century.

“I've lived in Padbury for almost thirty-four years and I still absolutely love it here, and it's a place that my children adored growing up in,” says the owner. “So much so that when I decided I wanted to downsize thirteen years ago, my daughter – who was only nine or ten at the time – said to me, ‘you can mummy, but only if you promise we can stay in the village.’ It was a struggle to find the right property, but when I eventually came across Sunnybank, despite it being in need of a great deal of TLC, I immediately thought how lovely it was.”

“When we moved in back in 2011 the rooms were a real mishmash, the layout didn't flow and the house as a whole had lost a certain degree of its original character and charm. Therefore, over time I've done a huge amount of work to reinject that character and to make it more conducive to modern living. Among other things a partition wall was taken down in the living room; the beams that had been painted black were sandblasted back to reveal the original oak; I had the beautiful stained glass window on the landing restored... the list goes on and on. However, one of the biggest changes was to the kitchen. I relocated it to the back of the house and added a large extension to create a lovely big open-plan space for cooking, eating and entertaining. It has Velux windows and a section of the roof that's completely glazed, and I had bi-folding doors added so it's wonderfully light and bright. The bi folds open out onto my pretty courtyard garden, which has also undergone a bit of a transformation. It's been hard landscaped for ease of maintenance, and I had a very attractive oak pergola built with a glazed roof that enables us to be outside rain or shine. During the summer months the garden essentially becomes a really lovely outdoor living space.”

“I've decided to move because I want to be nearer my grandchildren in London, but I'll be so sad to leave Sunnybank; I love it and if I could pick it up and take it with me I'd do it in a heartbeat. I'll also miss living in Padbury. It's a lovely village and the people are all so friendly. The hall is a hive of activity; there are two nice pubs, one of which serves really good food, and people travel from far and wide to shop at Padbury Meats, which is a fantastic local butcher and game dealer. There's also a pre-school and highly regarded primary school, as well as a number of sought-after grammars in the local area so it's a wonderful place to bring up a family. It's a real gem of a place.” *

* 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 provides access to the floor above, and more lovely character features can be found, to include a beautiful full height stained glass window. The feature bedroom is of a very good size and has windows to the front elevation.

There are two further bedrooms on this level, along with a large bathroom which has a bath and separate shower.

To the second floor, a spacious fourth bedroom can be found within the eaves of Sunny Bank.









Outside

There is an attractive cottage style garden to the front, whilst the low maintenance rear garden is paved and has a timber gazebo with a part glazed roof, which is the perfect setting for enjoying drinks and food with friends.

Sunny Bank also benefits from having off street parking for two cars and double garage which are located to the rear of the property.

A home full of character which must be viewed to be appreciated.





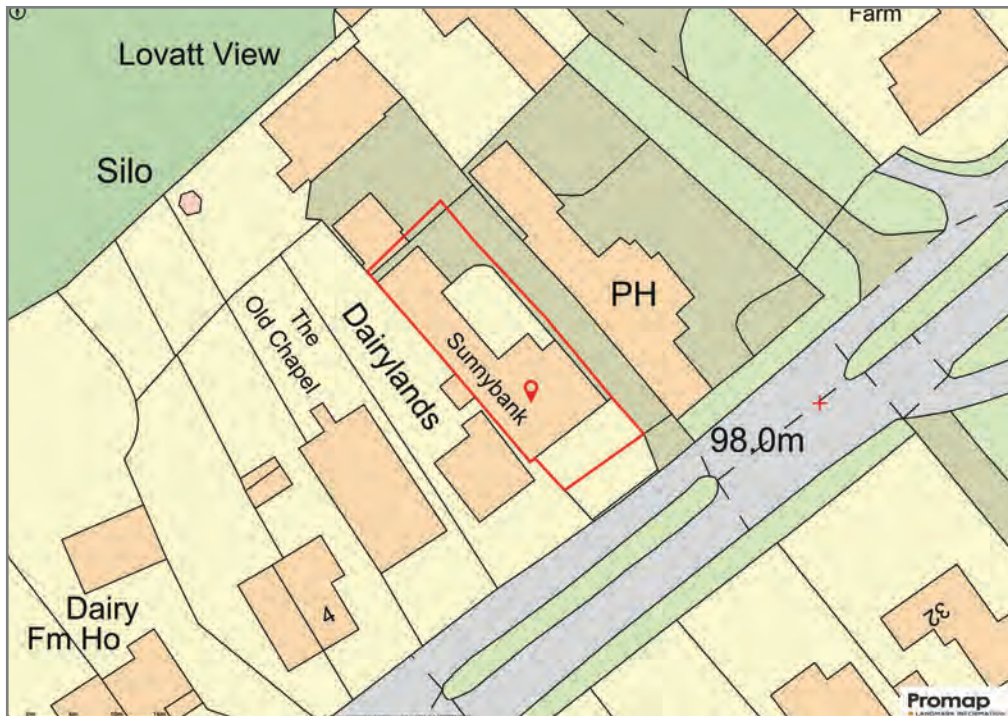


LOCATION

Padbury is a beautiful village situated South-East of Buckingham and is conveniently located for the A413 to Winslow and 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.







Services, Utilities & Property Information

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

Mobile Phone Coverage - 4G mobile signal is available in the area but we advise you to check with your provider

Broadband Availability - Ultra Fast broadband is available with a upload and download speeds of 1,000mbps.

Tenure - Freehold

Local Authority: Aylesbury Vale

Council Tax Band: F

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:

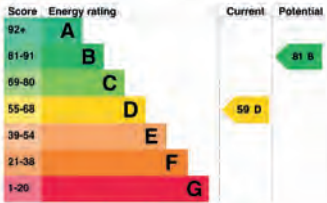
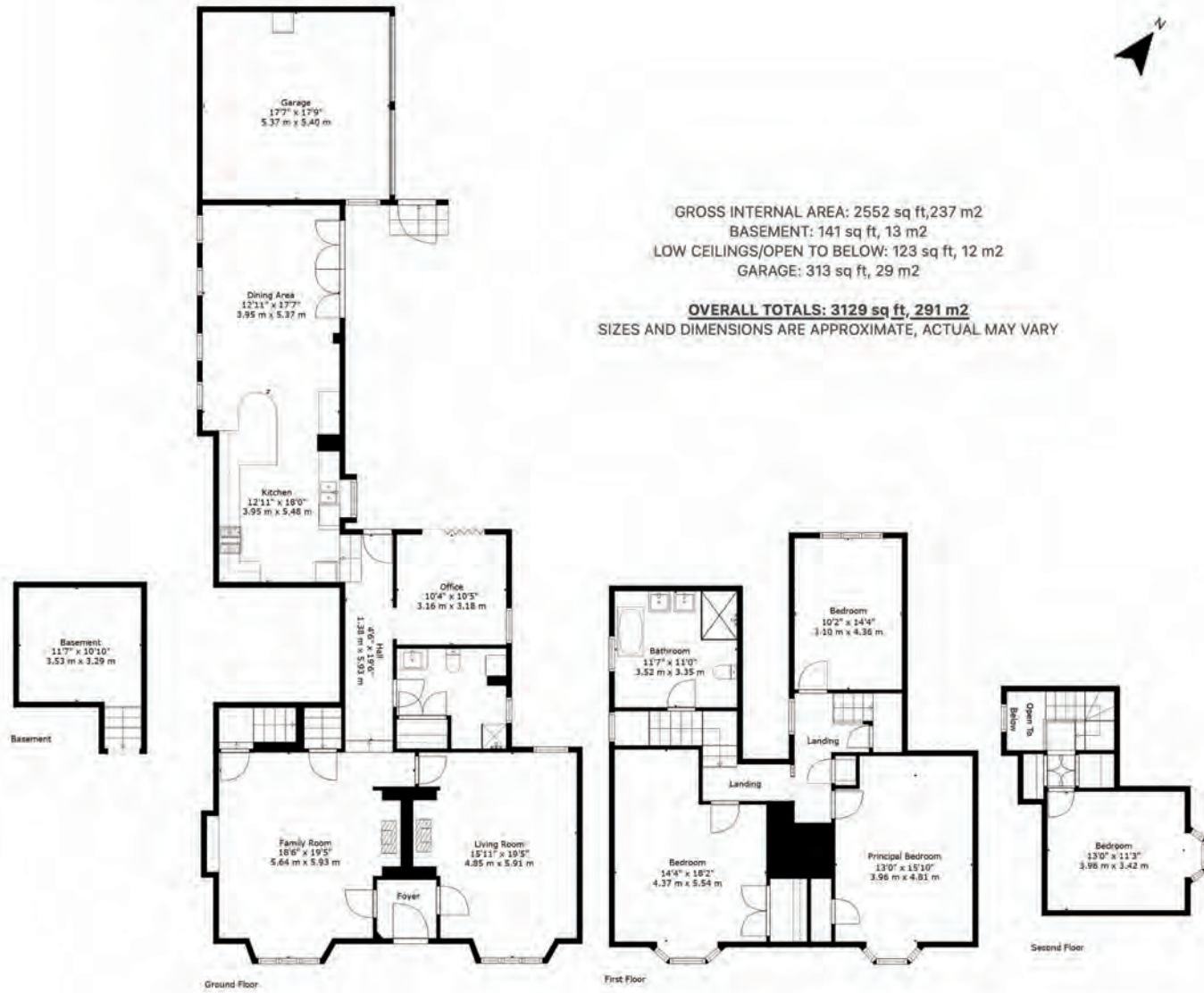
Monday to Friday - 9.00 am - 6 pm

Saturday - 9.00 am - 5 pm

Sunday - By appointment only



Offers over £700,000





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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!”



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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