



'The Meads'

5 Bennetts Close | Padbury | Buckingham | Buckinghamshire | MK18 2BF

FINE & COUNTRY

'THE MEADS'

A spacious detached family home quietly tucked away in a quiet and established cul-de-sac in a very sought after village. Built in 1997, this home benefits from gas central heating, full double glazing, updated open plan kitchen/dining room and a fabulous conservatory.



GROUND FLOOR

The property has a pitched and tiled storm porch with courtesy light, wooden casement door which opens to the entrance hall with quality laminate flooring, thermostat, coved ceiling and a smoke alarm together with the alarm control panel. Stairs to the first floor with an understairs storage cupboard, two double-glazed front windows. The cloakroom has a white low-level WC, wash hand basin and an opaque front window. The bright and spacious living room has a black granite hearth with a Stovax wood-burning stove with a wooden mantelpiece above. TV and audio points, alarm sensor, coved ceiling, two side windows and a larger rear picture window providing a fine 'vista' across the rear garden. The second reception room has quality built-in cupboards, drawers, shelving and a central desk. It is currently used as a large home office, but could also work well as a sitting room or an occasional ground floor bedroom if needed. There is a telephone point and a four-facet front bay window.

The well-designed and updated kitchen has a comprehensive range of cream-fronted base units, integrated single fridge and a Bosch dishwasher and microwave, granite work surfaces, Aga electric double fan-assisted oven with grill, plate warmer and a 5-ring induction hob, extractor hood above. Two drawer sets, wine rack, curved oak and granite work surface, oak curved shelving, further matching eye-level cupboards (one housing the gas-fired boiler). LED downlighters, side and front windows. Amtico flooring flows through to the attached spacious dining area which could easily house a large farmhouse table and 8 chairs for larger families or those who just love to entertain friends. There are two sets of triple bi-fold doors lead to the large quality cedar wood Amdega conservatory. Tiled floor with electric under floor heating, high-pitched toughened glass roof, windows on three sides and two pairs of double doors connect to the private gardens. The spacious utility room provides a good range of base cupboards, work surface areas, enamel sink unit, plumbing facilities, tiled floor, space and plumbing for an American fridge/freezer unit. Eye-level cupboards, stable doors to both the frontage and the rear garden.









Seller Insight

“ A charming family home in Padbury offers an inviting blend of community spirit, countryside living, and modern convenience that creates the perfect setting for family life. Having lived in the house since 1997, they were initially drawn by the idyllic village environment, the safety and sense of community, and the expansive yet manageable garden that has served as a playground for their children and a venue for family fun. The cul-de-sac setting, where eight homes overlook a central green, fosters a sense of security while maintaining the privacy of their sizable 400m² garden, which backs onto unspoiled countryside.

For the family, one of the home's standout features is its connection to nature. The conservatory, a favourite spot, becomes a sunlit retreat in the winter, with the underfloor heating. In the summer, it's a cool and breezy space for relaxation, seamlessly blending indoor and outdoor living. Beyond the conservatory, the home opens up to stunning views of the surrounding countryside, owned by All Souls College, Oxford, which has preserved this tranquil landscape for generations.

Our home has been the heart of countless family celebrations, from 18th birthdays to wedding anniversaries, with the garden spacious enough to host marquee events for 80-90 guests. The open-plan kitchen, dining room, and conservatory make entertaining effortless, ensuring that family and friends can gather comfortably in all seasons. The couple's careful updates to the home, including the addition of the conservatory and kitchen upgrades, reflect their thoughtful approach to creating a space that balances practicality with elegance.

The layout of the house is ideal for family living, with generously sized bedrooms that have easily accommodated their children from infancy to adulthood. Natural light floods the south-facing back of the house, with fresh air and peaceful countryside views adding to the sense of serenity. This home is more than just a place to live—it's a sanctuary where James and Nicky have enjoyed walks across miles of countryside with their dog, easy access to local pubs and shops, and the comfort of a close-knit community.

Padbury's village life offers everything the family could ask for, from the thriving football and tennis clubs to the excellent local school and nearby amenities in Buckingham, Oxford, and Milton Keynes. The upcoming East West Rail will further enhance connections, making travel even more convenient for the future owners. For James, the ease of commuting to London and quick access to airports has been a significant advantage, making this home both a retreat and a launchpad for business travel.

The couple's advice for future owners is simple: immerse yourself in the community. Get to know your neighbours, frequent the local pubs, and embrace the warm, welcoming spirit that makes Padbury such a special place to live. Though James and Nicky will miss their beloved home and the friendships they've built, they are confident that the next owners will find the same joy and fulfilment they have experienced here.*

* 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 first floor landing has a coved ceiling, alarm sensor and window to the front of the home. The airing cupboard houses the fully lagged Megaflor hot water cylinder, fitted shelving. The main bedroom has a TV point, side window and a large rear picture window overlooking the rear garden and neighbouring paddocks directly behind. An archway leads to a dressing area with a Velux window and fitted wardrobes. The en-suite has a fully tiled shower enclosure with an Aqualisa shower unit, low-level WC, cabinets, white wash hand basin, heated ladder radiator. Tiled floor and walls, shaver point, opaque side window, Velux rear window.

The second double bedroom has a coved ceiling and a rear window with open views. The third bedroom also has a great outlook from the rear window. Bedroom four has laminate flooring, coved ceiling and a front window. The fifth bedroom is an ideal office with laminate flooring, TV and telephone points, front window. The family bathroom offers a white P-shaped panelled bath with a curved and hinged shower screen, close-coupled WC, Jacuzzi white circular bowl set on an ornate wooden shelf. Heated towel rail, matching wooden fitted mirror, tiled floor and three walls, opaque side window.







OUTSIDE

Front Garden

To the front of the house are two lawn sections with a curved block paved path to the porch and entrance. There are hydrangeas, rose bushes, pyracantha, ever green shrubs and bushes and a climbing rose, gated access is to the right of the house, the total frontage is around 100 square metres.

Garage & Parking

Half of the original double garage was adapted to provide the large utility room to the property, so now there is a single garage with an up & over door, light and power, frost stat, ample block paving to park 3 standard vehicles off road. Gated access to the left of the drive with a log store and a path leading to the garden.

Rear Garden

The south-east facing rear garden has a private rear patio, summerhouse, two level lawn areas with low-level stone retaining walls with wooden sleeper steps and attractive pond with running water feature. Mature Acer tree, red oak tree, two silver birches, Cox's cooking apple, an eating apple and two plum trees. There are well stocked and colourful flower borders.







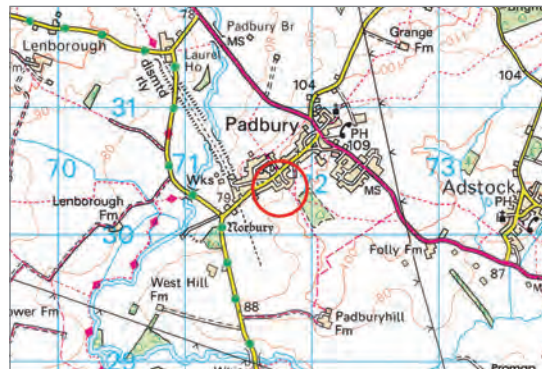
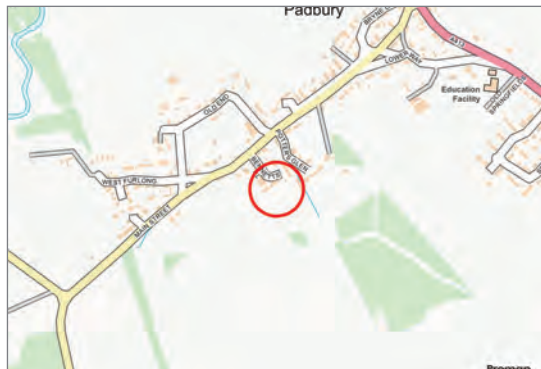


LOCATION

The attractive village of Padbury lies just off the A413, amenities include the 15th century St Mary the Virgin Church, two public houses, (The Blackbird and The New Inn), a renowned butcher (Padbury Meats), a playing field and a Church of England primary school which is rated good by Ofsted. It is in the catchment area for the Royal Latin School in Buckingham and independent schools in the area include Swanbourne House School, Akeley Wood and Stowe. The nearby town of Buckingham is less than 3 miles away and has a range of shopping and leisure facilities, a library, and GP and dental surgeries. Milton Keynes is less than 25 minutes' drive and has one of the largest covered shopping centres in Europe, a theatre, cinemas and a wide range of other sporting and leisure facilities. For commuting Milton Keynes connects to Euston taking 32 minutes. The new East West rail station under construction 3 miles away in Winslow is set to be operational in 2025 providing train links to Oxford, Bedford and eventually London linking the two university cities of Oxford and Cambridge.







Services

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

Local Authority

Buckinghamshire Council.
Telephone (01296) 395000.
Council Tax Band 'G'.
Current Payable £3,800.01p (April 2024 to March 2025)

Broadband Speeds & Mobile Reception

4G is available both inside the house and the garden from the following suppliers (Vodafone, Talktalk, Asda, Voxi, Lebara), but do check your own supplier. Ultrafast broadband is available in the locality delivering maximum speeds of 1,000Mbps upload and download speeds. The current provider is delivering 193Mbps download and an upload speed of 103Mbps.

Tenure

Freehold

Viewing Arrangements

Through the sole agents Fine & Country on either (01295) 239665 or (07761) 439927.

Opening Hours

Monday to Friday	8am – 8pm
Saturday	8am – 6pm
Sunday	By prior arrangement

Directions

Padbury is situated just under 3 mile south-east of Buckingham, just off the A413, linking Winslow to Buckingham. Bennetts Close is a quiet cul-de-sac within the village. 'The Meads' (No 5) can be found towards the bottom of this quiet and established cul-de-sac. For Satellite Navigation systems use MK18 2BF.

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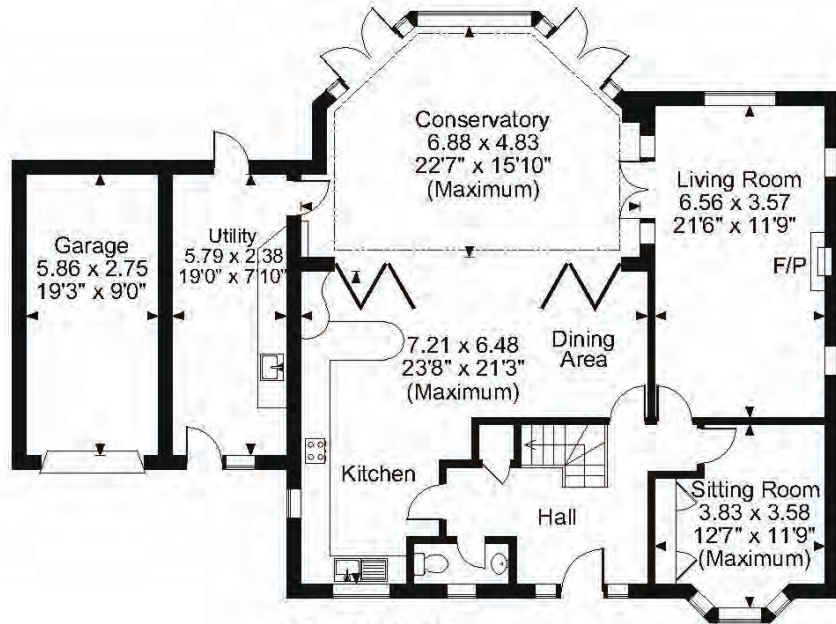
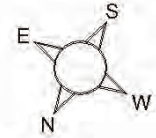
The Meads, 5 Bennetts Close, Padbury, Buckingham

Approximate Gross Internal Area

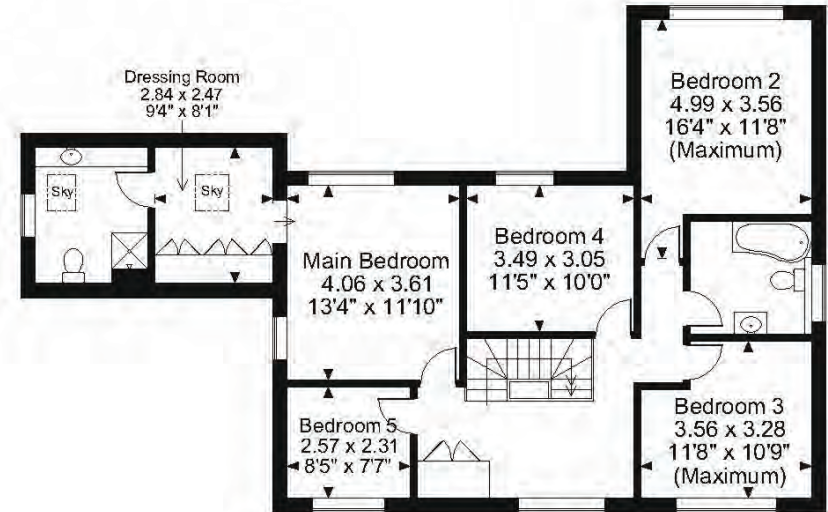
Main House = 2461 Sq Ft/229 Sq M

Garage = 173 Sq Ft/16 Sq M

Total = 2634 Sq Ft/245 Sq M



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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 30.09.2024







CHRISTOPHER E MOBBS FNAEA CPEA PARTNER AGENT

Fine & Country Banbury
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email: chris.mobbs@fineandcountry.com

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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