



32 High Street  
Buckingham | Buckinghamshire | MK18 1NU

FINE & COUNTRY

# 32 HIGH STREET

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*A beautifully presented Grade II Listed character cottage in the heart of Buckingham Town Centre.*

*Offered with NO UPWARD CHAIN, the property comprises dining kitchen, sitting room, three bedrooms, bathroom and a superb, large rear garden.*



### Ground Floor

Upon entering, the sitting room has a wood burning stove, vertical and ceiling beams, and a window to the front.

The dining kitchen has useful work spaces, integrated oven and fridge freezer, Belfast style sink unit, space for appliances, stairs rising to the first floor, two velux windows which allow natural light to pour out, whilst French doors open out to the large rear garden.









# Seller Insight

“Nestled discreetly along the bustling High Street yet set back far enough to offer tranquillity, this charming cottage-style home is a rare gem in the heart of the town. Purchased by its current owner in 2015, this delightful property effortlessly blends character, comfort, and convenience, making it the perfect sanctuary for anyone looking to enjoy the best of town-centre living.

From the moment you step inside, the home's unique charm is evident. The lounge, a cosy haven highlighted by a feature fireplace, flows seamlessly into the kitchen and dining area. This intuitive layout offers the ideal balance between open connectivity and well-defined spaces, ensuring both functionality and intimacy. Large front and rear windows invite generous natural light throughout the day, creating an ambiance that is as uplifting as it is welcoming.

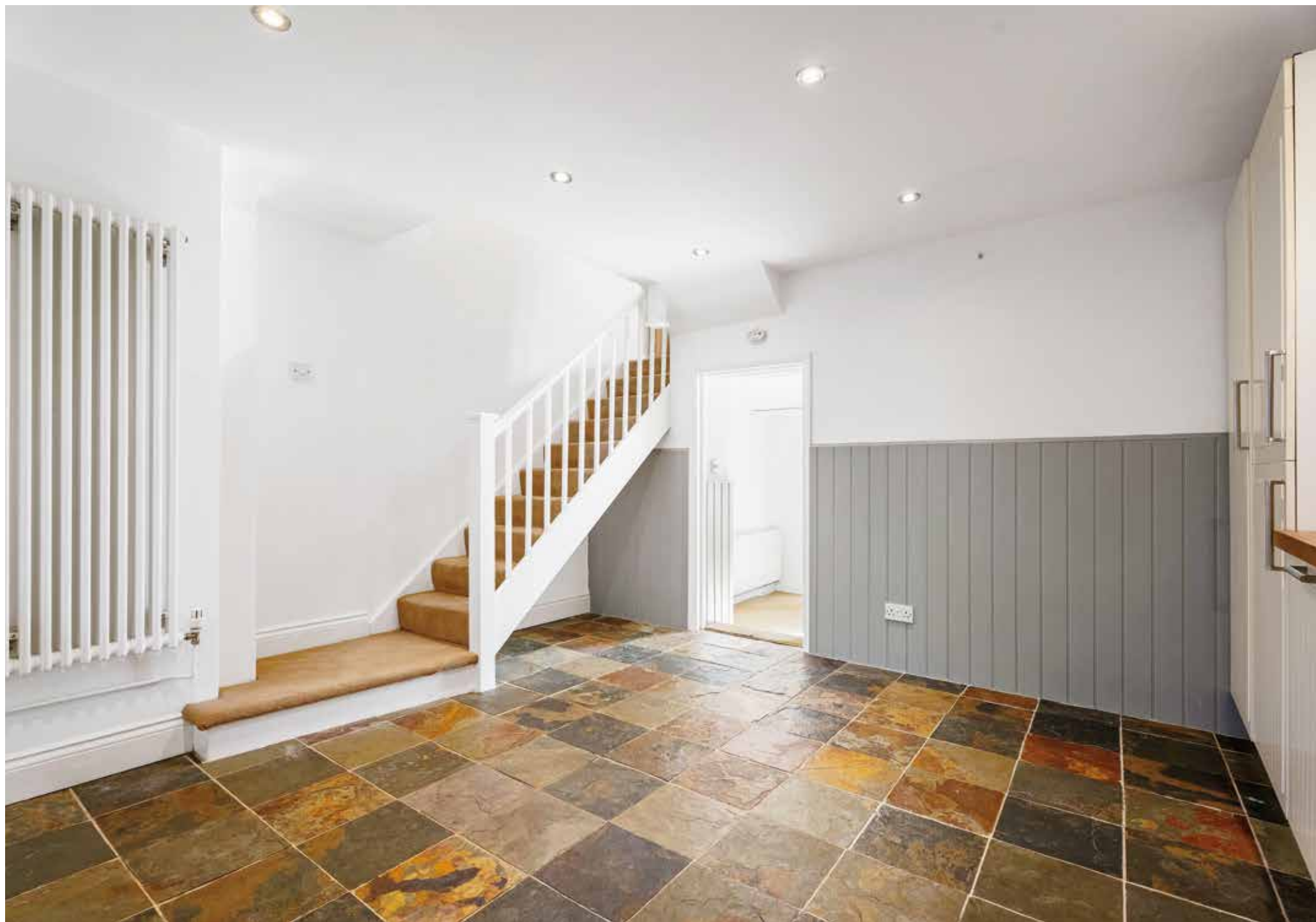
One of the standout features of this property is its exceptional garden. For a town-centre location, the garden's generous size and clever design are a revelation. Rising gently from the house, it provides a peaceful retreat where you can relax, entertain, or simply enjoy the variety offered by its two distinct areas. Whether soaking in the morning light or savouring an evening breeze, this outdoor space feels like a hidden oasis amid the vibrancy of the High Street.

The home's proximity to local amenities and its vibrant community makes it even more appealing. Highly regarded schools, including The Latin School and Stowe School, are within easy reach, while the town offers a variety of supermarkets, restaurants, and pubs. Fitness enthusiasts will appreciate the nearby gym on London Road, and nature lovers can explore the endless walking trails and play areas in Bourton Park. From leisurely weekends browsing the local market to festive holiday gatherings, this home offers the perfect base for a life well-lived.

Although unfurnished, the property's character shines through, showcasing a harmonious blend of modernity and cottage charm. With its recent bathroom refurbishment and a new boiler installed last year, the home is as practical as it is enchanting.

For the current owner, this house has been a place of joy and connection. They fondly recall Christmases filled with warmth and laughter and summers alive with the energy of the town's market. What they will miss most is the rare combination of town-centre convenience with the serenity of a village-like atmosphere—a balance that makes this home truly special.”\*

\* 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, there is a double bedroom with built in wardrobes and two windows to the front, a good sized single bedroom with a window to the rear, access to the family bathroom, and stairs which rise to the second floor.

### Second Floor

To the second floor, another double bedroom can be found which has a window to the front.









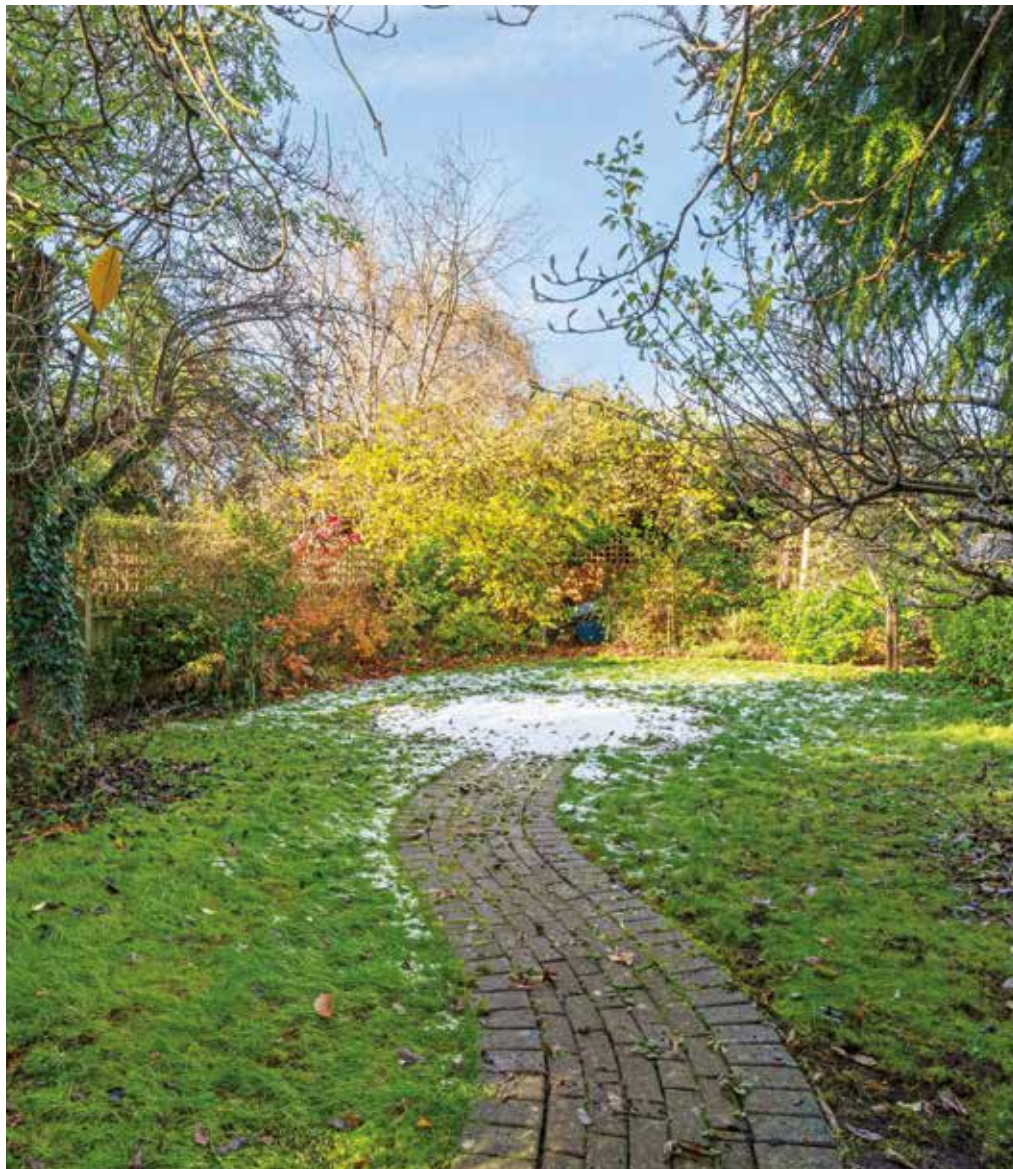




## Outside

One of the main selling features of this home is without doubt the superb rear garden which is of an excellent size, has a Summer house and access to a further lawned garden area.

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# LOCATION

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High Street is situated in the heart of 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.





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

Local Authority: Aylesbury Vale

Council Tax Band: D

### 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>

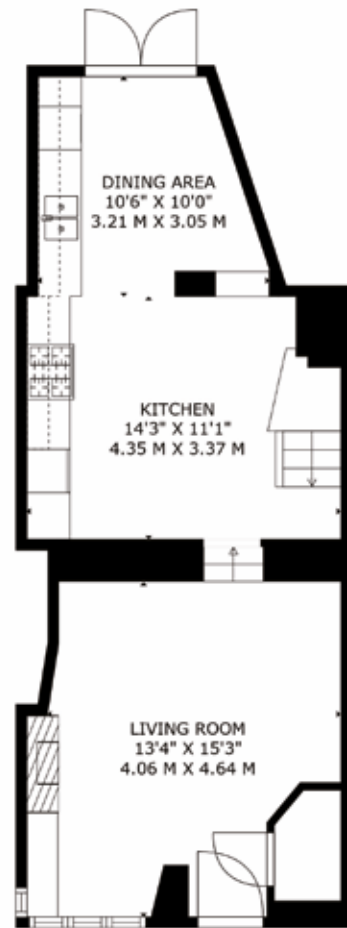
### Opening Hours:

Monday to Friday - 9.00 am - 6 pm

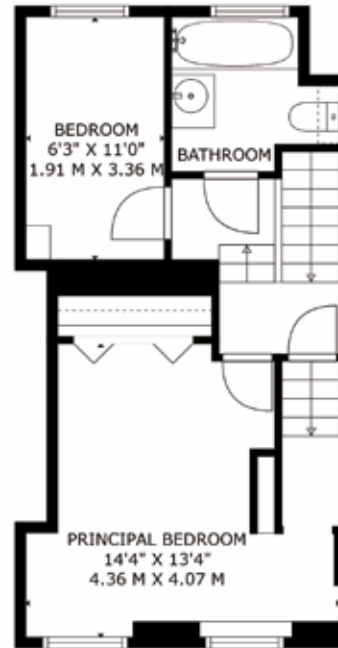
Saturday - 9.00 am - 5 pm

Sunday - By appointment only

*Offers over* £400,000



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

**TOTAL: 963 sq. ft, 89 m2**  
GROUND FLOOR : 487 sq. ft, 45 m2, FIRST FLOOR : 380 sq. ft, 35 m2, SECOND FLOOR : 96 sq. ft, 9 m2  
EXCLUDED AREAS: LOW CEILING: 72 sq. ft, 6 m2

Sizes And Dimensions Are Approximate, Actual May Vary.







## TERRY ROBINSON PARTNER AGENT

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Terry has been in the estate agency industry since 2002 and has a wealth of knowledge in the property sector.

Having left the corporate world to set up his own brand in 2015, 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 sold many 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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