



6 The Siding  
Buckingham | Buckinghamshire | MK18 1WR

# 6 THE SIDING

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*A superb executive family home set on a small gated development which comprises entrance hall, cloakroom/WC, outstanding dining kitchen / family room, utility room, large sitting room, study, six double bedrooms, four bathrooms, beautiful rear garden with terrace, single garage and parking for three cars plus visitor parking.*

*An internal viewing is essential.*







## Ground Floor

Upon entering, the hall has stairs rising to the first floor, two useful cloaks cupboards and access to the WC.

Without doubt, one of the main selling features of the home is the outstanding open plan dining kitchen which has ample granite work spaces, a vast array of cupboards, a range of integrated appliances to include Rangemaster oven, dishwasher and full height fridge and freezer.

There is a central island with granite top and breakfast bar, plus dining area which has space for a table to seat ten guests, and lovely seating area with space for sofas.

There is a window to the rear and French doors which open out to the sun terrace.

The utility room has space for appliances, sink unit with hot tap and a door opening out to the side.

The sitting room is a lovely square room which has an electric wood effect stove in a feature surround and two windows to the front.

Completing the ground floor accommodation is the study which is ideal for anybody wanting to work from home.

The whole of the ground floor benefits from underfloor heating.











# Seller Insight

“Nestled in a private, gated community on a peaceful corner plot, this exquisite property offers the perfect blend of modern luxury and natural tranquillity. Built in 2018 and thoughtfully designed for family living, the home is surrounded by woodland formed from the old Buckingham railway line, creating a serene backdrop that feels worlds away from the everyday hustle while being mere steps from the heart of Buckingham.

The property's striking design invites you in with its spacious and versatile layout. At its heart lies a stunning open-plan kitchen, a family favourite, bathed in natural light from large windows that frame enchanting garden views. This is where daily moments become memories, whether it's sharing a meal or enjoying a morning coffee. The lounge, with its cosy electric burning stove, offers an inviting space to unwind, especially during cooler months. Attention to detail is evident throughout, with elegant panelling in several rooms adding a touch of timeless charm.

The home is as functional as it is beautiful, designed to accommodate the needs of a busy family. Three of the bedrooms are complemented by their own ensuite bathroom, a standout feature that enhances privacy and convenience. Multiple studies and living areas provide dedicated spaces for work, relaxation, and play, ensuring everyone in the household has room to thrive.

Stepping outside, the south-east-facing garden offers a haven of peace and privacy. With its lush woodland backdrop, the garden boasts a generous porcelain patio perfect for al fresco dining, while a second patio at the far end enjoys sunlight late into the evening—a delightful spot to relax and watch the sunset. The outdoor space is a sanctuary, ideal for family gatherings, quiet reflection, or simply enjoying the beauty of nature.

The location is equally exceptional. Situated within walking distance of Buckingham's vibrant amenities, including renowned schools such as the Royal Latin School, local pubs, shops, and sports facilities, the property seamlessly combines convenience with exclusivity. Outdoor enthusiasts will appreciate the proximity to scenic running and cycling routes, as well as access to excellent gyms and tennis clubs.

The home's thoughtful design and idyllic setting were especially cherished during the recent lockdowns, providing ample space for work, relaxation, and quality family time in the lovely garden. This sense of sanctuary and functionality has made the property a true retreat, perfectly suited to modern family life.

Leaving this cherished home is bittersweet for the owners, who have loved every aspect of living here. They will deeply miss the quietude of the private road, the beauty of the garden, and the sense of community in this friendly neighbourhood. "It's been the perfect family home, offering space, comfort, and a sense of tranquillity we've adored. The proximity to top schools and town amenities was invaluable, and the natural setting provided an ever-present sense of calm. We'll always treasure the memories made here."

For those seeking an exceptional property that combines modern luxury with timeless appeal, this Buckingham gem is an opportunity not to be missed.\*

\* 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 stairs which rise to the second floor and a window to the front elevation.

The feature bedroom is of an excellent size, has three windows to the rear and access to a superb en-suite shower room.

The guest bedroom has built in wardrobes, a window to the front elevation and a door to the en-suite shower room.

There are two further double bedrooms, one having a window to the front, the other having two windows to the rear, whilst completing the first floor is the family bathroom.

### Second Floor

The second floor landing has a useful storage cupboard, velux window, and two further bedrooms, one having a balcony velux window to the rear and an en-suite shower room, the other, currently used as an office having two velux windows to the rear.

























## Outside

The rear garden is beautifully presented, mainly laid to lawn with a superb terrace laid with porcelain tiles.

The property also benefits from having parking for three cars, an additional visitor space and a single garage.

A wonderful home which must be viewed to be appreciated.







## LOCATION

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The Sidings is situated just outside of the 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 -

Superfast broadband is available with a download speed of 16mbps.

Tenure - 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>

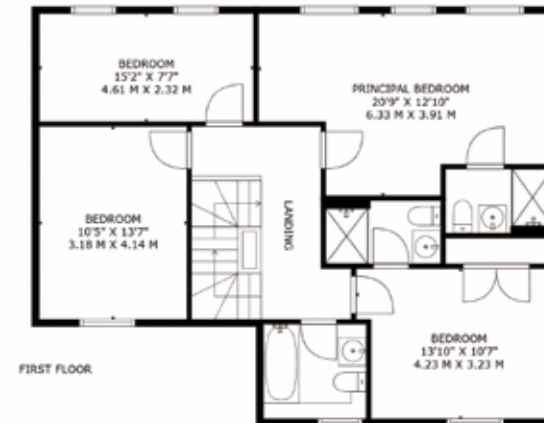
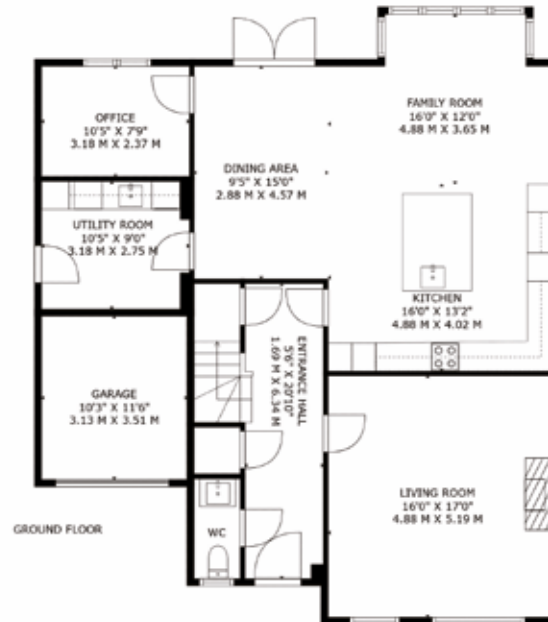
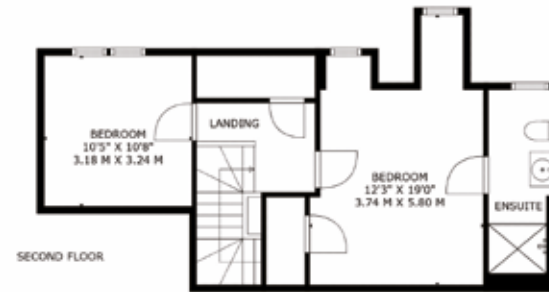
### Opening Hours:

Monday to Friday - 9.00 am - 6 pm

Saturday - 9.00 am - 5 pm

Sunday - By appointment only

*Guide price* £1,000,000



GROSS INTERNAL AREA: 2453 sq ft, 228 m2

LOW CEILINGS: 167 sq ft, 14 m2

GARAGE: 118 sq ft, 11 m2

OVERALL TOTALS: 2738 sq ft, 253 m2

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		









## 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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