



Graceland
Hillesden | Buckingham | Buckinghamshire | MK18 4DD

FINE & COUNTRY

GRACELAND

A stunning bespoke home, built in 2024 with underfloor heating to both floors, beautiful countryside views which is offered with no upward chain and comprises entrance hall, cloakroom/WC, outstanding open plan kitchen/family room, utility room, sitting room, study/gym/bedroom six with an en-suite, five first floor bedrooms, two with en-suites and high end family bathroom.

Sitting in over half an acre, the beautiful gardens back onto countryside, whilst to the front, there is parking for around four cars, a garage and an electric car charging point.

An internal viewing is essential.



Ground Floor

Upon entering, the hall has access to the cloakroom/WC with oak stairs rising to the first floor with a storage cupboard below.

Without doubt, the main selling feature of the home is the outstanding and very spacious kitchen/family room which is ideal for any party or social gathering.

There is ample work space and a range of integrated appliances to include two ovens, full height fridge and freezer, induction hob and dishwasher in addition to a hot water tap.

There is a large open space, ideal for a table to seat around sixteen guests and another area for sofas making this the perfect space for anybody who likes to entertain.

There are also two sets of bi-fold doors which really allow the garden to become part of the house on those warmer days.

The utility room has space for appliances, a fitted meter cupboard and a window and door to the rear.

The sitting room is also of an excellent size, has a wood burning stove, and windows to three elevations.

There is an additional room on the ground floor which would make for an ideal study, playroom, gym, or a sixth bedroom which benefits from an en-suite shower room.

There are lovely countryside views to be seen from all of the windows on the ground floor, however the views certainly get even better from the first floor.













First Floor

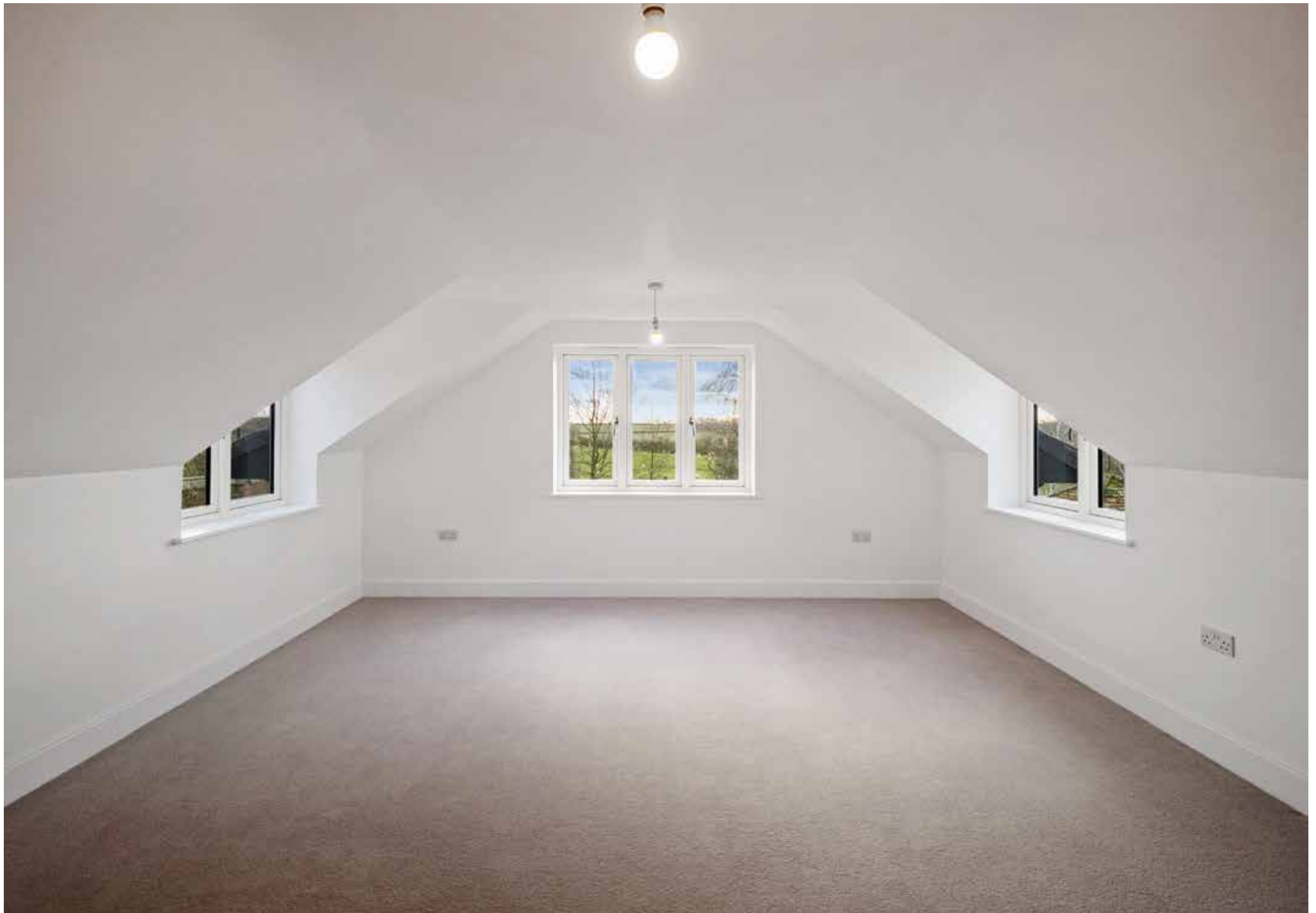
To the first floor, the landing has a velux window and a good sized walk in linen cupboard.

The feature bedroom is of an excellent size and has window to three elevations which all capture incredible countryside views, whilst a door leads to an en-suite shower room.

The guest bedroom also has windows to three elevations that provide more far reaching views, and this bedroom also benefits from a superb en-suite shower room.

There are three further double bedrooms on this level, all having more wonderful views, whilst completing the first floor accommodation is the superb family bathroom which benefits from a bath and separate shower.













Outside

The grounds are simply beautiful, with different areas laid to lawn, sweeping pathways and a large wood framed raised sun terrace.

There are many mature trees and a wood framed summer cabin with power and light, whilst to the front of the property, there is a garage, parking for four cars and an electric car charging point.

An outstanding home which must be viewed to be appreciated.







LOCATION

Hillesden is situated around four miles from 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 electricity, Klargest sewerage system, air source heating.

Mobile Phone Coverage

4G mobile signal is available in the area but we advise you to check with your provider.

Broadband Availability

For broadband speed, please contact your provider.

Local Authority: Aylesbury Vale

Council Tax Band: G

Viewing Arrangements

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

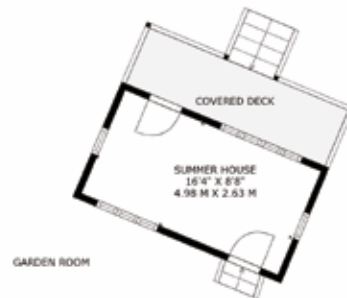
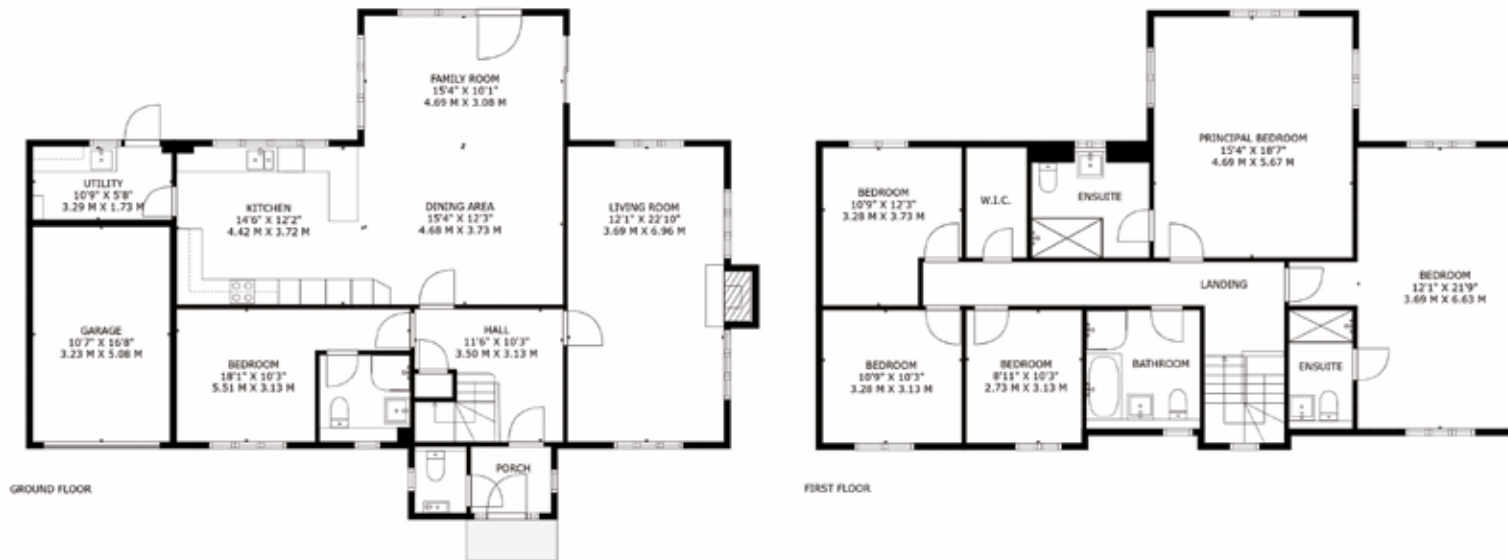
Website

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 £1,150,000



GROSS INTERNAL AREA: 2604 sq ft, 241 m²
 LOW CEILINGS: 137 sq ft, 14 m²
 GARAGE: 177 sq ft, 16 m²

OVERALL TOTALS: 2918 sq ft, 271 m²

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

PRS Property Redress Scheme

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 APPROVED CODE
 TRADING STANDARDS.UK

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. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed 27.03.2025

FINE & COUNTRY





TERRY ROBINSON PARTNER AGENT

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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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