



2 Waglands Garden
Buckingham | Buckinghamshire | MK18 1EA

FINE & COUNTRY

2 WAGLANDS GARDEN

Available with NO UPWARD CHAIN is this large detached family home in a most sought after development, convenient to Buckingham town centre.

The property comprises entrance hall, cloakroom/WC, large dining kitchen/family room, utility room, sitting room, study, six double bedrooms, four bathrooms, double garage, parking for three cars and an excellent rear garden.



Accommodation summary

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Ground Floor

Upon entering, the hall has stairs rising to the first floor, a useful storage cupboard and a door to the cloakroom/WC.

The large dining kitchen/family room is of an excellent size and offers excellent flexibility to gather with friends and family.

The kitchen has tiled flooring, ample work space with a window to the rear, a large dining area with space for a table to seat ten guests, and access to a good sized orangery which is a lovely seating area with French doors opening out to the rear garden.

The utility room is located just off the kitchen and has space for appliances.

The sitting room has a gas fire, two windows to the side and a window to the front elevation, whilst completing the ground floor accommodation is the study which is ideal for anybody wanting to work from home.









Seller Insight



Nestled in a serene private estate in Buckingham, this remarkable family home exudes a rare blend of comfort, elegance, and modern functionality that appeals to discerning buyers seeking the perfect retreat. Boasting a decade of cherished memories, the current owners have curated a lifestyle epitomized by tranquillity, community, and effortless connectivity.

Upon stepping into this home, it's immediately apparent why the owners were drawn here ten years ago. Beyond its leafy, exclusive enclave, the property offers an ideal sanctuary for family life, strategically positioned near top-tier schools and local amenities. The spacious layout effortlessly caters to both relaxation and entertainment, with generously sized rooms and a design that seamlessly integrates indoor-outdoor living—a hallmark of its appeal.

A standout feature of this residence is its southwest-facing rear garden, a private haven where evenings unfold against a backdrop of spectacular sunsets over Buckingham's historic skyline. The garden, meticulously landscaped with elevated flower borders and a sunken patio, invites moments of calmness and outdoor enjoyment, enhanced by solar-powered lights that transform evenings into a magical affair.

Inside, the home continues to impress with its versatile layout. Six double bedrooms offer ample space for family and guests alike, complemented by a well-appointed kitchen and living area that effortlessly flow into the garden room—a favourite retreat for soaking in winter sunshine or enjoying panoramic garden views year-round. The recent upgrades, including a new boiler and enhanced shower fixtures, underscore the owners' commitment to maintaining and improving this cherished residence.

Reflecting on their time here, the owners fondly recall hosting numerous memorable gatherings, from festive family celebrations to community events on the nearby green. The sense of community within this residence-only estate is palpable, fostering lasting friendships and a supportive environment that has enriched their daily lives.

As they prepare to part with their beloved home, the owners will miss the simple joys it offered: the vibrant garden teeming with wildlife, the warm camaraderie of neighbours, and the comforting embrace of the garden room during winter afternoons. It's a place where family bonds have flourished, where every corner tells a story of laughter, growth, and cherished moments shared with loved ones.

*This meticulously crafted residence in Buckingham not only epitomizes luxury and comfort but also offers a lifestyle enriched by community spirit and natural beauty. It's more than just a house; it's a haven where memories are made, and futures are envisioned—a place that promises its next owners a life of unparalleled harmony and fulfilment. Embrace the opportunity to call this exquisite property home and discover why the current owners will forever hold it close to their hearts.**

* 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 an airing cupboard, stairs to the second floor and a window to the front.

The feature bedroom has built in wardrobes, a window to the front, and access to the en-suite shower room.

The guest bedroom has a window to the rear and also benefits from an en-suite shower room.

There are two further double bedrooms on this level, one with built in wardrobes and a window to the front, and the other bedroom has a window to the rear.

The family bathroom completes the first floor accommodation and has a bath and separate shower.

Second Floor

The second floor landing has a feature circular window and a lovely work area.

Access is provided to two further double bedrooms which are serviced by a re-fitted shower room.







Outside

The rear garden is beautifully presented which is mainly laid to lawn and offers a good degree of privacy.

There is also a lovely seating area, ideal for alfresco dining, whilst access is provided to the double garage which has power, light and three parking spaces to the front.

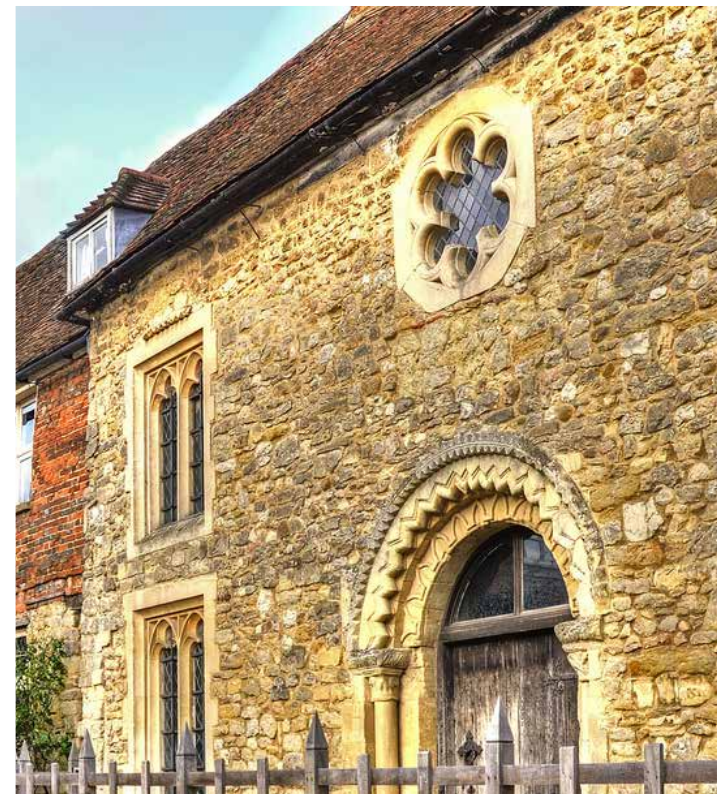






LOCATION

Waglands Garden is ideally situated for Buckingham town centre and is conveniently located for Milton Keynes, Oxford, Bicester, and the M40 which provides easy access to Birmingham, and London, whilst the local train network provides a commute to Marylebone or Euston in under an hour.





Services

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 -

Ultrafast broadband is available with a download speed of 1,000mbps.

Special Note -

There is a monthly maintenance cost of £55. For further information please contact the agent .

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

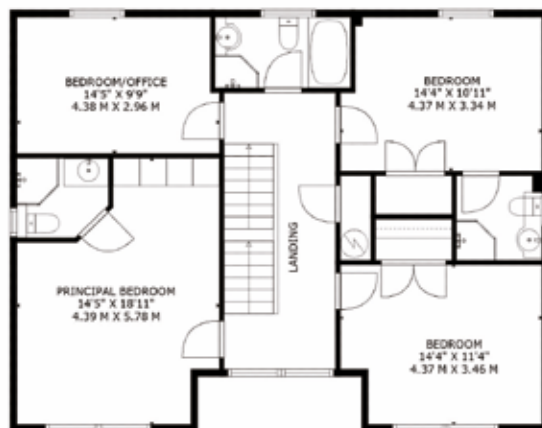
For more information visit F&C Microsite Address - <https://www.fineandcountry.co.uk/banbury-and-buckingham-estate-agents>

Opening Hours

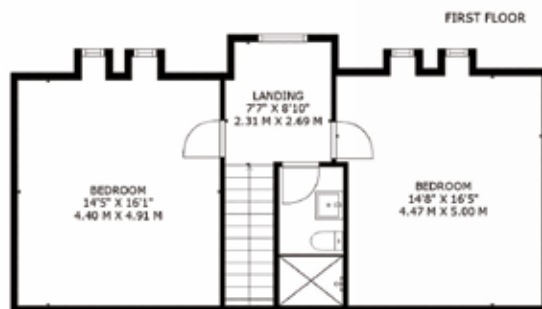
Monday to Friday	9am-6pm
Saturday	9am-5pm
Sunday	By appointment only

Guide price £1,100,000

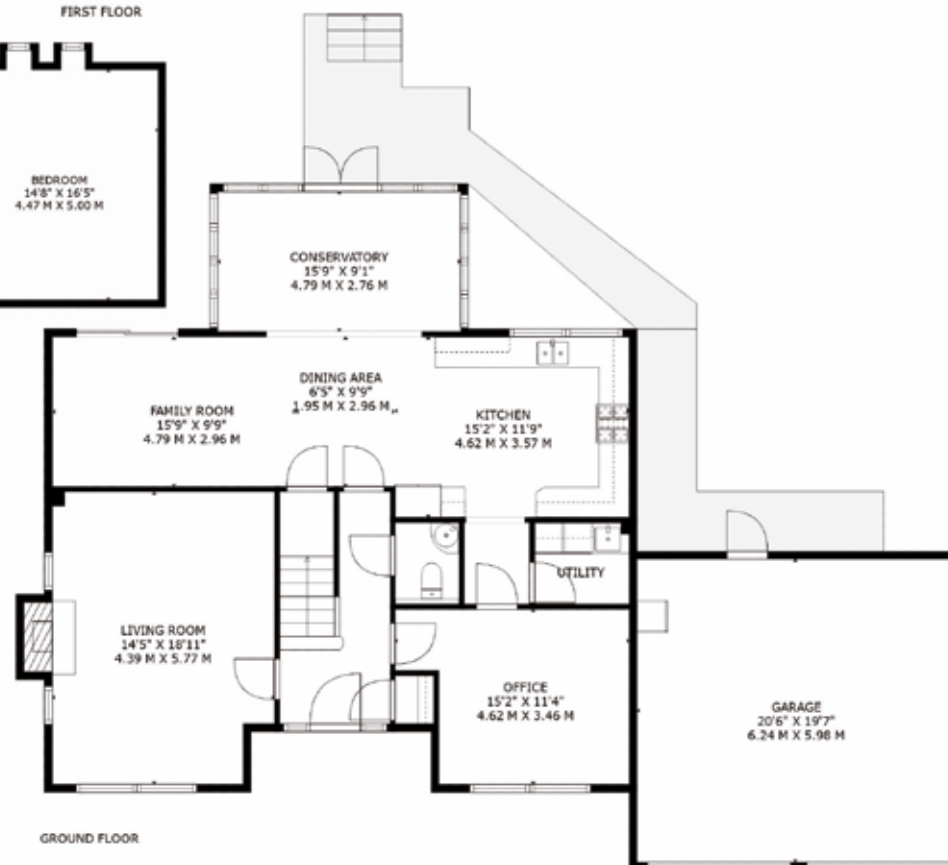




FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

GROSS INTERNAL AREA: 2720 sq ft, 253 m²
LOW CEILINGS: 149 sq ft, 14 m²
GARAGE: 402 sq ft, 37 m²

OVERALL TOTALS: 3271 sq ft, 304 m²

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



PRS Property Redress Scheme

tsj
APPROVED CODE
TRADINGSTANDARDS.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

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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