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Reubens Meadow Buckland, Aylesbury HP22 5HZ



# Reubens Meadow Buckland, Aylesbury HP22 5HZ

*Reubens Meadow is a large, detached bungalow offering well planned accommodation throughout and offers further potential for development (subject to planning).*



## The Main House

The accommodation comprises of a welcoming entrance hall, large lounge / diner with rear views over the garden to the rear and access to the large conservatory, kitchen/ breakfast room with doors opening to the large conservatory and the garage. Two double bedrooms, bathroom and a cloakroom finish off.

## Externally

The grounds are outstanding and gated a entrance leads onto a driveway with parking for multiple cars and the garage. The front the garden is well stocked with mature trees, shrubs and bushes. The rear garden offers a high degree of seclusion whilst enjoying a sunny orientation. There is a patio area which provides the ideal location for AL-fresco dining and leads onto a large lawn area.



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in

addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

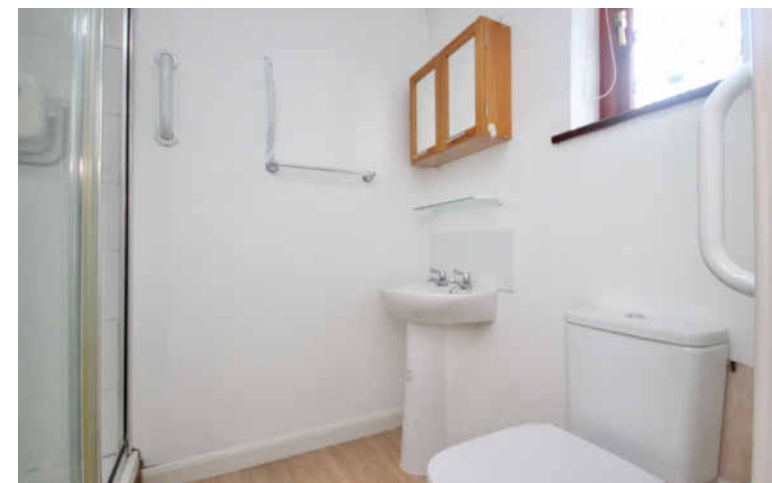
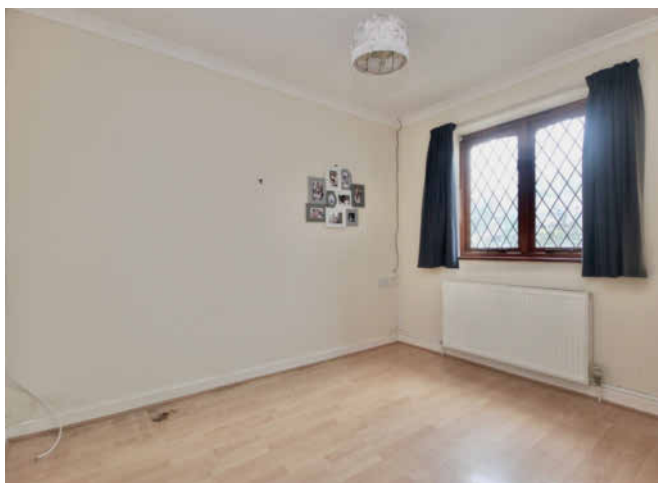




The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will benefit you; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted, please be aware that the Auction Coordinator or Partner Agent may receive payment for the recommendation. Where this is the case, the Partner Agent and Auctioneer will inform you of any referral arrangements and any payment they will receive, prior to any services being taken by you.







## Ground Floor

Floor area 139.0 m<sup>2</sup> (1,496 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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# welcome to Reubens Meadow Buckland, Aylesbury HP22 5HZ

A substantial detached bungalow with good sized accommodation throughout. Set in large gardens, this property boasts large reception rooms, conservatory, cloakroom and garage. With further potential for development (STPP) this property is not to be missed.

Price Starting at

**£600,000**

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price

Tenure: Freehold

EPC Rating: D



To find out more information or to arrange a viewing call

**01296 624444**

or email [Wendover@brownandmerry.co.uk](mailto:Wendover@brownandmerry.co.uk)  
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[brownandmerry.co.uk](http://brownandmerry.co.uk)



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