



**Connells**

Bodenham Close  
Buckingham



### Property Description

Located on a popular and well-established development and backing directly onto the beautiful green open space of Bourton Park, this spacious home offers a superb blend of generous accommodation, flexibility and convenience. The property enjoys an enviable position close to amenities, countryside walks and local transport links.

The ground floor is arranged to offer excellent living space throughout. The property opens with a welcoming hall leading to a bright sitting room at the front of the home. A separate dining room provides an ideal formal or family dining area and leads through to the conservatory, which overlooks the garden and brings in wonderful natural light. The main kitchen sits centrally, while a separate annex kitchen offers valuable versatility for multigenerational living, guests or extended family. A ground-floor WC completes the layout.

Upstairs, the home features three well-proportioned bedrooms accessed from the main landing, served by a family bathroom. The first floor also includes an annex bedroom with its own en-suite, offering an excellent private space that can serve as guest accommodation, a teenager's suite, or a dedicated workspace. Externally, the rear garden is expansive and enjoys a generous lawned area, providing an ideal space for outdoor relaxation, family play, or entertaining made even more appealing by the peaceful backdrop of Bourton Park behind. To the front there is a generous driveway.

### Mortgage Services

Connells Buckingham have an experienced Mortgage Consultant who can offer advice and recommend products based on your circumstances. For more information on our fantastic services, contact us.



**Entrance Hall**

**Cloakroom**

**Lounge**

14' 3" x 13' 6" ( 4.34m x 4.11m )

**Dining Room**

10' 3" x 7' 5" ( 3.12m x 2.26m )

**Kitchen**

11' 1" x 8' 8" ( 3.38m x 2.64m )

**Conservatory**

11' 2" x 9' 11" ( 3.40m x 3.02m )

**Annex Kitchen**

18' 1" x 8' 2" ( 5.51m x 2.49m )

**Bedroom 1**

13' 4" x 10' 6" ( 4.06m x 3.20m )

**Bedroom 2**

11' 6" x 10' 6" ( 3.51m x 3.20m )

**Bedroom 3**

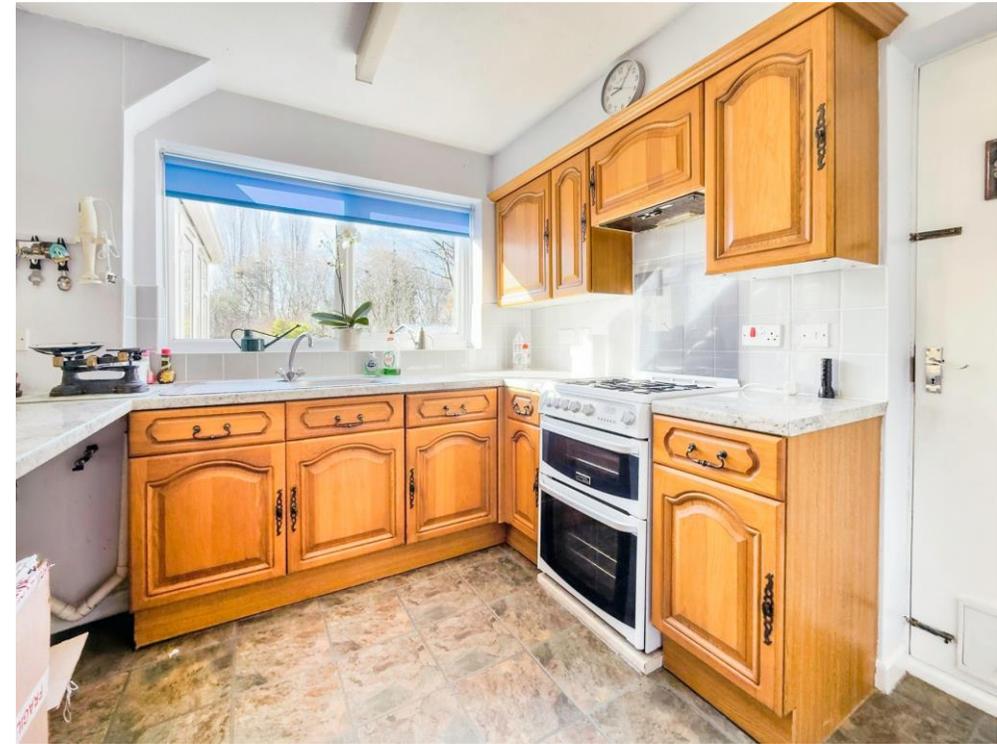
8' 9" x 7' 8" ( 2.67m x 2.34m )

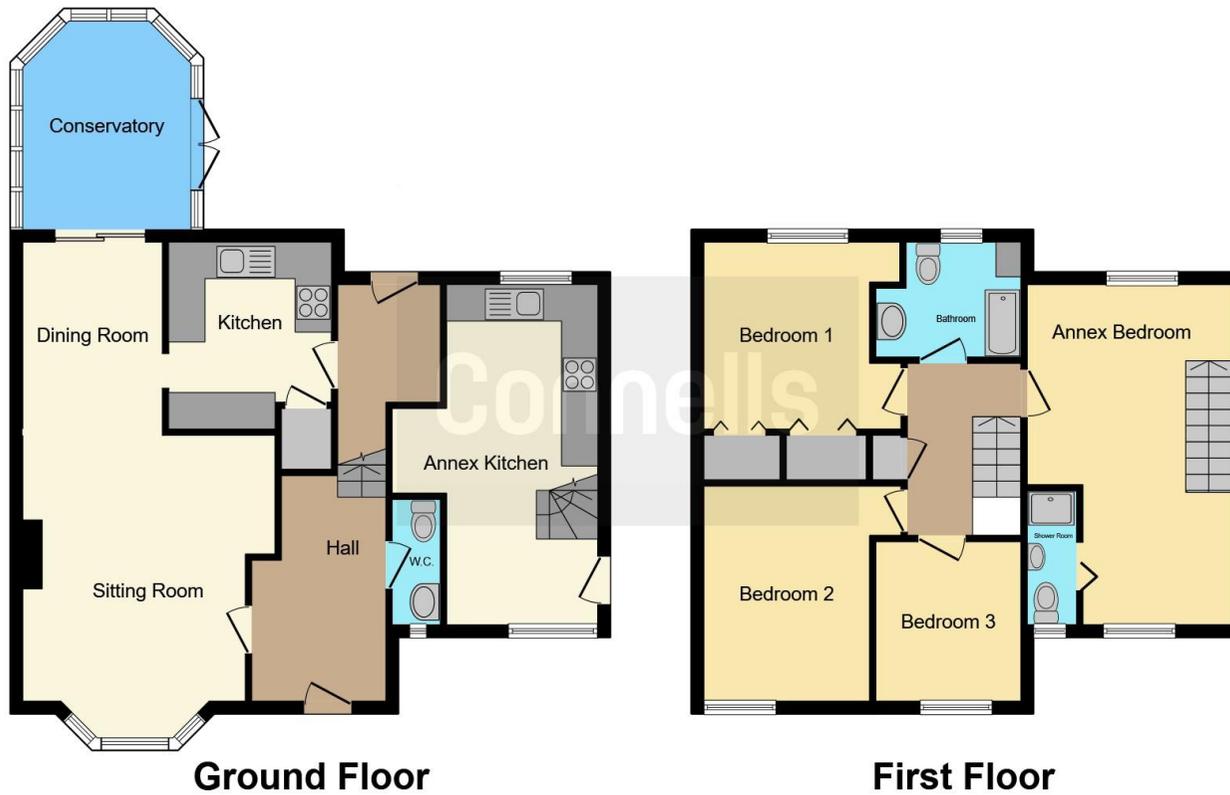
**Annex Bedroom**

18' x 11' 3" ( 5.49m x 3.43m )

**Annex Shower Room**

**Bathroom**





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: D Council Tax  
 Band: D

**view this property online [connells.co.uk/Property/BUK308077](http://connells.co.uk/Property/BUK308077)**

Tenure: Freehold



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