



Spring Close  
Western Lane | Winslow | Buckingham | Buckinghamshire | MK18 3AU

 FINE & COUNTRY

# SPRING CLOSE

*An exciting opportunity to acquire a detached home with around four acres of land.*

*The property comprises large garden room, hall, kitchen, utility room, three reception rooms, five bedrooms, two bathrooms, two cloakrooms, double garage, barn and outstanding four acre plot to include an orchard.*

*A beautiful setting so viewings are essential.*



### Ground Floor

Upon entering, the large garden room enjoys views over the grounds and the inner hall has stairs rising to the first floor.

The kitchen has a tiled floor, access to a walk in pantry and utility room, and a window and door to the side.

The dining room has space for a table to seat six guests and a window to the front elevation.

There are two further reception rooms, both of which are of a good size.

The sitting room has windows to the front and rear and the lounge has a wood burning stove, a second staircase to the first floor and two windows to the side and French doors to the front.

Completing the ground floor accommodation is a bathroom with separate WC

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# Seller Insight

“ The name Spring Close originates from the name of the field on which the house is built and this dates from the land enclosures of the mid eighteenth century. The owners have lived at Spring Close for 34 years and are only the fourth family to live there since it was built for a local doctor in 1934. They have the original builder's plans of the house from that date, complete with the inventory for the work priced in pounds, shillings and pence.

They like being situated on the edge of Winslow, yet conveniently close to the centre of town with its shops and its wide range of social and sporting activities. Spring Close is a very peaceful and private spot, being surrounded by trees, and many people do not know that the house is there.

The house faces south with wonderful views of open countryside over to the Claydons and uninterrupted sunsets to the west. There is a small brook running down the eastern side of the field which, according to a history of the town, fed the pump in the market square, and where the local people used to water their horses.

The owners enjoy the feeling of space that Spring Close offers and being able to spread out and appreciate life in the countryside. They had the house extended in 2003 to accommodate their growing family. This has worked very well for them and there is nothing that they would have done differently. The garden room, where you enter the house, is a lovely sunny space with views over the terrace and the countryside and the new lounge and the new bedroom above both add to the feeling of spaciousness.

The field, orchard and garden are a haven for wildlife, including deer, foxes, badgers and a wide variety of birdlife that visit at different times of the year. The owners have had a few pet sheep and lambs in the field and have kept a successful apiary for bees producing local honey. The blackberries in the hedgerows make a very fine honey. Of the trees in the old orchard, the Bramley apple is the most prolific and produces a good crop each year. Blackberry and apple crumble is a family favourite.

Over the years the terrace and garden have been enjoyed for barbeques and the cub scouts have camped in the field. A large marquee was erected for their daughter's wedding reception a few years ago.

Spring Close has been a big part of the owners' lives for many years and they will undoubtedly miss it when they move to be closer to their family.\*

\* 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

The landing provides access to the guest bedroom which can be accessed from either staircase and has windows to the front and rear.

The feature bedroom is of an exceptional size, has ample wardrobe space, windows to two elevations which capture outstanding views of the grounds and countryside. This bedroom is serviced by the adjacent bathroom.

There are three further bedrooms, all having a lovely outlook, in addition to a further WC.

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## Outside

The grounds at Spring Close are outstanding and feature a spacious south-facing patio which leads towards the open field.

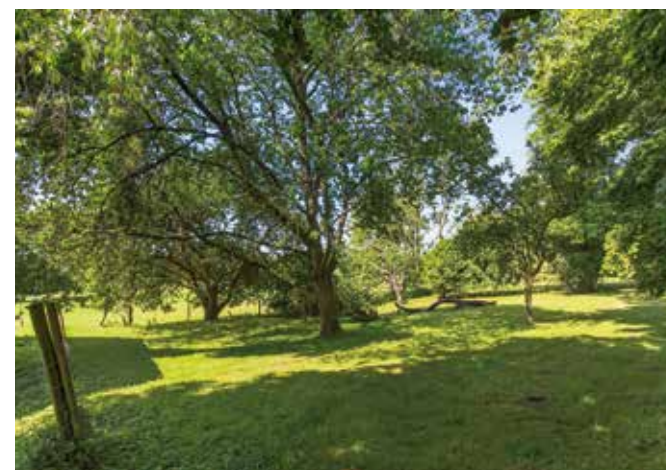
There is a beautiful orchard with mature trees.

The field is just over three acres with surrounding mature hedges which provide excellent privacy.

The property benefits from an excellent range of outbuildings and parking facilities, including a substantial double garage measuring approximately 24' x 20' (480 sq. ft.), currently used as a workshop, and a traditional brick and timber barn of approximately 18' x 15' (270 sq. ft.), providing valuable additional storage. There is ample off-road parking for at least four vehicles, with two spaces on the lower driveway beside the garage and a further two spaces near the entrance in front of the barn. Additional external features include a convenient outside WC located to the rear of the house. The property also benefits from solar panels, installed in 2011, with a generating capacity of up to 2.45kW, providing the advantage of a regular income through the Feed-in Tariff scheme.

Also having parking for around four cars, this home offers so much potential in the most glorious setting so an internal viewing is strongly recommended.

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## LOCATION

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Winslow is situated around six miles South-East of Buckingham 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 from Aylesbury to Marylebone in under an hour. Winslow station (East West rail) is due to open this year connecting Oxford to Milton Keynes.





### Services, Utilities & Property Information

Tenure: Freehold  
Council Tax Band: G  
Local Authority: Buckinghamshire Council  
EPC Rating: C  
Property Construction: Standard construction – brick and tile  
Electricity Supply: Mains  
Water Supply: Mains  
Drainage & Sewerage: Septic tank  
Heating: Gas fired central heating  
Broadband: FTTH/FTTP Superfast broadband connection with a download speed of 80mbps is available. We advise you to check with your provider.  
Mobile Signal/Coverage: 5G mobile signal is available in the area. We advise you to check with your provider.  
Parking: Off road parking for 6 cars  
Total Internal Floor Area: 2,553 sq.ft

### Restrictions:

Intending purchasers should note there is a development overage on the paddock of 30% of the uplifted value on receipt of planning permission for a period of 30 years. For further information please contact the agent.

Please note that one or more trees within the property may be subject to a Tree Preservation Order. Prospective purchasers should make their own enquiries with the local authority to confirm any restrictions prior to exchange of contracts.

### Viewing Arrangements

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

### Website

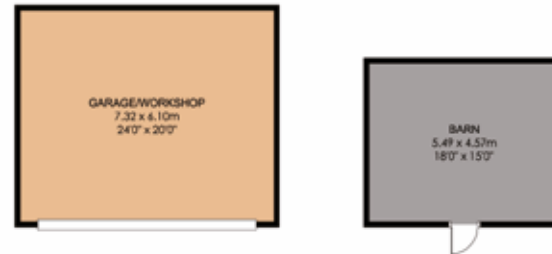
For more information visit <https://www.fineandcountry.co.uk/banbury-and-buckingham-estate-agents>

### Opening Hours

|                  |                     |
|------------------|---------------------|
| Monday to Friday | 9.00 am–6 pm        |
| Saturday         | 9.00 am–5 pm        |
| Sunday           | By appointment only |

*Offers over* £1,250,000

# SPRING CLOSE, WESTERN LANE, WINSLOW, BUCKINGHAM MK18



OUTBUILDINGS



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR AREA: 1378 sq ft, 128m<sup>2</sup>  
FIRST FLOOR AREA: 1175 sq ft, 109m<sup>2</sup>  
OUTBUILDING AREA: 750 sq ft, 70m<sup>2</sup>  
TOTAL AREA: 3303 sq ft, 307m<sup>2</sup>

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



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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 71 C    | 80 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**FINE & COUNTRY**



# 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.

*We value the little things that make a home*



TERRY ROBINSON  
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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 built a great reputation with local buyers and sellers. His aim is to deliver the highest levels of service and to make all clients feel valued.

Terry has sold countless properties over the past 10 years which had previously been marketed with other agents - he puts this down to attention to detail and a hunger for success.

YOU CAN FOLLOW TERRY ON



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*“Having just purchased my new home through Fine & 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!”*

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](http://fineandcountry.com/uk/foundation)

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