





Property Description

A superb opportunity to acquire this spacious four-bedroom detached family home, ideally positioned on the highly sought-after Page Hill development and offered with a detached double garage.

Occupying a generous plot, this impressive home provides well-balanced accommodation extending to approximately 1,700 sq.ft.

Upon entering, a welcoming entrance porch leads through to a central hallway with cloakroom/WC. The property boasts two excellent reception rooms, including a generous dual-aspect lounge and a spacious dining area with direct access to the rear garden, offering versatile living and entertaining space for growing families. The fitted kitchen overlooks the garden and is complemented by a useful utility area.

To the first floor, the accommodation comprises four well-proportioned bedrooms, including a principal bedroom with en-suite shower room. Three further bedrooms are served by a family bathroom, creating an ideal layout for modern family life.

Externally, the property enjoys mature front and rear gardens, providing a high degree of privacy and ample space for outdoor entertaining, gardening, or family enjoyment. A substantial detached double garage offers excellent storage, workshop potential, or secure parking.

Page Hill remains one of the area's most desirable residential developments, appreciated for its established setting, family-friendly environment, and convenient access to local amenities, schools, countryside walks, and transport links.

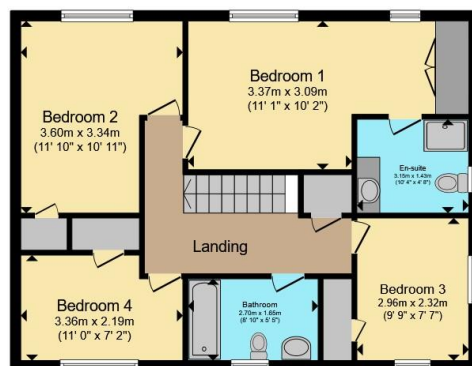
Agency Note

Please note that an AML fee is of £80 inc VAT chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

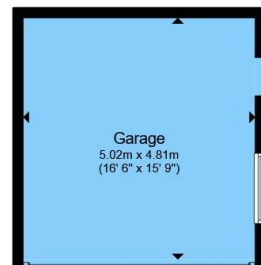




Ground Floor



First Floor



Garage

Total floor area 157.8 m² (1,699 sq.ft.) approx

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.propertybox.io

Connells



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2 West Street
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EPC Rating: D Council Tax
 Band: E

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Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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