



Connells

Sunlea High Street
Dadford Buckingham



Property Description

Situated in a peaceful and highly sought-after village location, this charming bungalow offers well-arranged accommodation on one level and is being sold with no onward chain, making it an ideal opportunity for those looking for a smooth and straightforward purchase.

The property features a welcoming hallway leading to all principal rooms. At the heart of the home is a spacious sitting room, offering dual-aspect light and ample space for relaxation. The kitchen provides practical workspace and storage, with direct access to the adjoining conservatory, which enjoys views over the garden.

There are two bedrooms, both well-proportioned, along with a bathroom positioned conveniently off the hall.

One of the standout features of this home is the generous garden, which wraps around three sides of the property, offering multiple areas for seating, planting, and outdoor enjoyment. Its expansive layout provides a wonderful sense of privacy and space, ideal for those who value outdoor living.

Further benefits include a garage and a driveway, providing convenient parking and storage.

This home combines village tranquillity with practical living space and excellent outdoor areas—an attractive option for downsizers, first-time buyers, or anyone seeking a peaceful, chain-free move.

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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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.

Agent Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

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

Sitting Room

11' 11" x 16' 1" (3.63m x 4.90m)

Kitchen

8' 6" x 9' 3" (2.59m x 2.82m)

Conservatory

8' 2" x 8' 5" (2.49m x 2.57m)

Bedroom 1

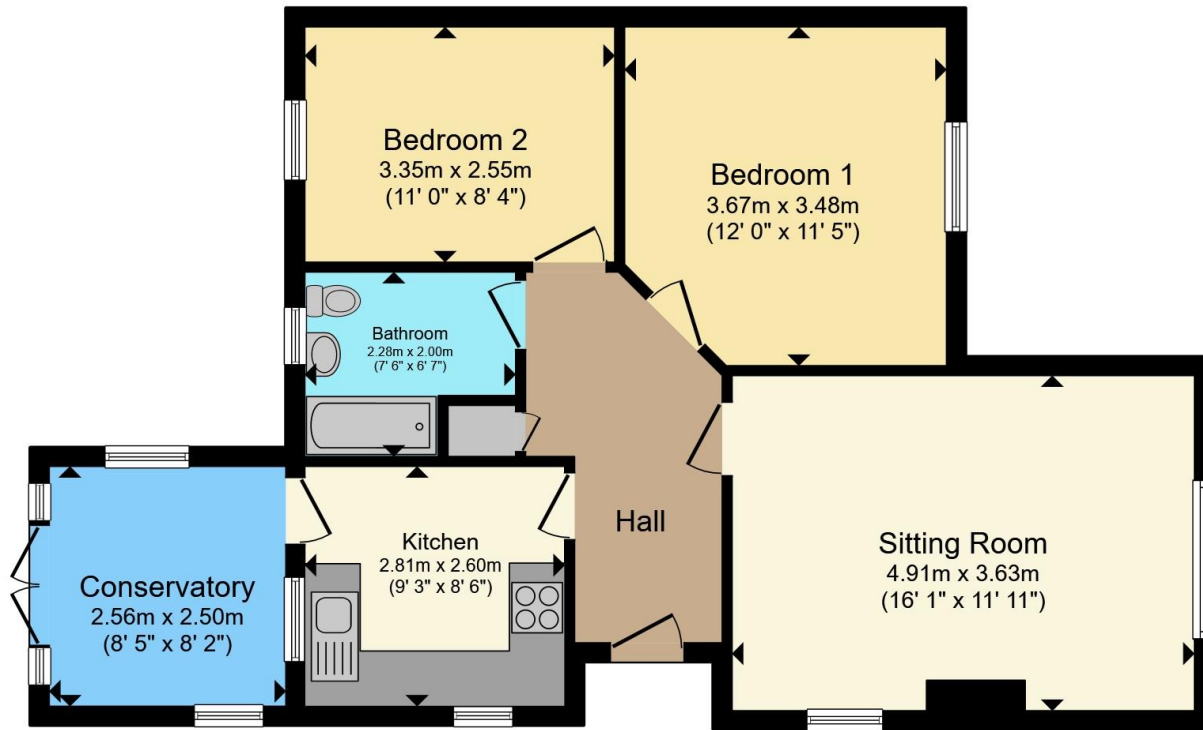
12' x 11' 5" (3.66m x 3.48m)

Bedroom 2

8' 4" x 11' (2.54m x 3.35m)

Bathroom





Total floor area 66.7 m² (718 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



To view this property please contact Connells on

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

view this property online connells.co.uk/Property/BUK308098

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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