



MAXWELLS



**5 Buckingham Close, Kings Sutton, Northamptonshire. OX17 3FT**  
**Guide Price £735,000 - Freehold**



## PROPERTY DESCRIPTION

Built by Barwood Homes approx 8 years ago this beautifully presented detached family home offers approx 2000sq ft of superbly appointed accommodation including four double bedrooms, two en suites with Laufen sanitary ware, a large kitchen/dining room fitted with Siemens appliances, lounge, under floor heating to the ground floor, driveway and garage plus a generous south facing rear garden.

Located towards the end of a cul de sac in the highly prized village of Kings Sutton which offers a main line rail link into London Marylebone, the property sits back from the road with a block paved driveway providing parking and access to the integral garage. A timber gate leads to the south facing rear garden while a storm porch with door that opens into a good sized entrance hall. From the entrance hall are stairs rising to the first floor landing along with doors opening to the sitting room, open plan kitchen/dining/family room, cloakroom and cupboard.

The sitting room is situated on the front of the house with a feature bay window and fireplace housing a multi fuel burner, double doors open into the open plan kitchen/dining/family room with views over the south facing rear garden. The kitchen is well appointed with a generous amount of cupboards plus granite worksurfaces and a useful island that can be used as a breakfast bar, the dining area has glazed double doors that lead out to the south facing rear garden.

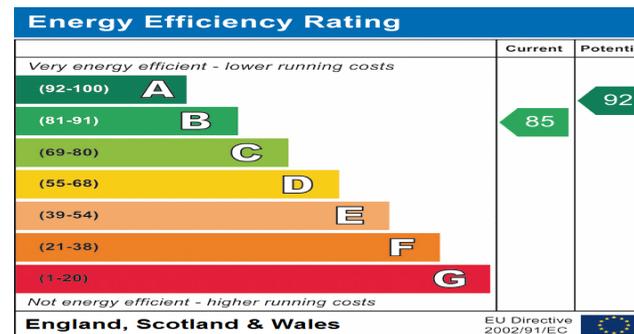
To the first floor are doors opening to all bedrooms, the family bathroom and hatch to the loft space. The master bedroom is situated on the rear and overlooks the garden, it is fitted with a good size walk in wardrobe and well appointed en suite shower room. The guest bedroom has fitted wardrobes and a lovely sized en suite. Bedrooms three and four are both double bedrooms with fitted wardrobes in the third. The family bathroom is fitted with a four piece suite including a separate double shower.

There are two wonderful patio areas in the garden which offer ideal spots to enjoy the south facing aspect long into the evening. The patio adjacent to the dining room has an aluminium pergola with adjustable sun shades providing a bit of shade on those long, summer days. The remainder of the garden is laid to lawn and enclosed by timber fencing.

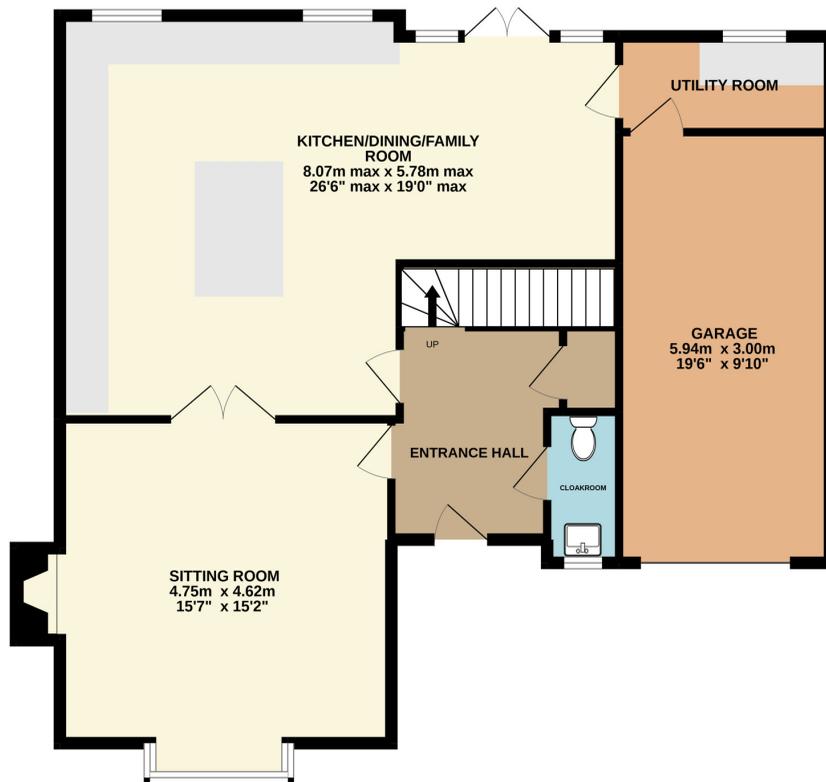
Agents Note: There is a residents owned management company for the Little Rushes with a yearly charge of approx £300.

## POINTS OF INTEREST

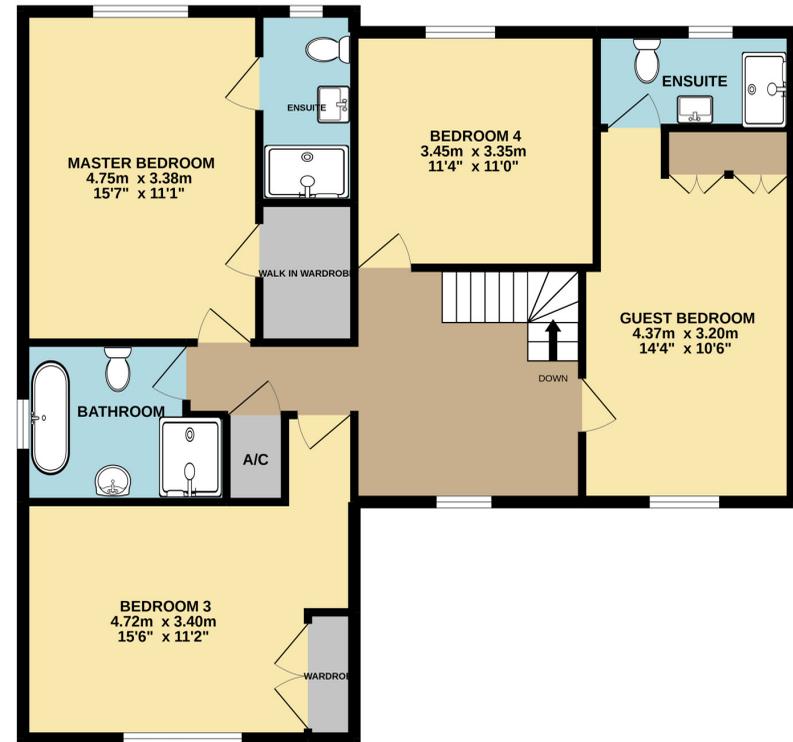
- Beautifully Presented Detached Family Home
- Hi Specification Kitchen & Bathrooms
- Four Double Bedrooms
- Two En Suites
- Large Open Plan Kitchen/Dining Room
- Lounge
- South Facing Rear Garden
- 4 Years Remaining on the Building Warranty
- Driveway Parking
- Garage



**GROUND FLOOR**  
98.0 sq.m. (1055 sq.ft.) approx.



**1ST FLOOR**  
92.4 sq.m. (995 sq.ft.) approx.



TOTAL FLOOR AREA : 190.5 sq.m. (2050 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Made with Metropix ©2022

