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**Muntins, The Gardens, Adstock,
Buckingham, MK18 2JF**

£415,000 Freehold

- Quiet no through road
- Enclosed rear garden
- Detached Family Home
- Kitchen, utility room, cloakroom, breakfast room
- Gated off street parking, single garage, gym
- contemporary electric fire
- EPC Rating





Located on a peaceful no-through road in a sought-after village setting, this versatile detached home offers two double bedrooms with a downstairs study or 3rd bedroom, along with gated off-street parking, driveway for 2-3 cars and a single garage currently used as a gym, and an enclosed landscaped rear garden. With approximately 1,273 sq. ft. of accommodation arranged over two floors (including the garage), the property is offered with a complete upper chain in place.

Ground Floor

An inviting entrance hallway with stairs to the first floor leads to a cloakroom and doors opening to a snug or potential third bedroom, and a bright breakfast room featuring an understairs storage cupboard. The breakfast room flows into a spacious sitting/dining room and a well-appointed kitchen with integrated appliances with access to a separate utility room.

First Floor

Upstairs, the landing leads to two generously sized double bedrooms, each with fitted wardrobes, and a stylish three-piece family bathroom.

Exterior & Additional Features

To the front, a gated driveway provides secure off-street parking for two to three vehicles alongside a paved garden. The rear garden is designed in a Japanese-inspired style, with a mix of lawn and patio spaces ideal for relaxing or entertaining.

Additional benefits include double and triple glazed windows, gas radiator heating, and high-speed fibre broadband to the premises. The property is conveniently located within walking distance of the village pub and restaurant, a playground, a sports area, and The Old Thatched Inn. The village is in catchment for the Royal Latin School in Buckingham, which is less than 10 minutes' drive away. The market town of Buckingham also has a range of shopping and leisure facilities, a library, and dental and GP surgeries.

Second Bedroom

Main Bedroom

2.988m x 3.422m (9' 10" x 11' 3")

Bathroom

2.002m x 2.276m (6' 7" x 7' 6")

Breakfast Room

2.302m x 2.423m (7' 7" x 7' 11")

Lounge Diner

5.728m x 3.050m (18' 10" x 10' 0")

Kitchen

2.852m x 2.622m (9' 4" x 8' 7")

Utility room

1.528m x 3.920m (5' 0" x 12' 10")

Downstairs Office

2.735m x 2.988m (9' 0" x 9' 10")

Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to Elevation Estate Agents in the first instance.