



Connells

Sovereign Close
Granborough Buckingham

Sovereign Close Granborough Buckingham MK18 3DA

for sale
£500,000



Property Description

Situated in the highly sought-after village of Granborough, this beautifully improved four-bedroom detached family home enjoys an enviable position backing directly onto open countryside, offering far-reaching rural views and a wonderful sense of privacy.

The property has been enhanced by the current owners with the addition of new fascia boards, guttering and replacement windows, creating an attractive, low-maintenance exterior. Internally, the well-balanced accommodation extends to approximately 1,416 sq. ft. and is ideally suited to modern family living.

The ground floor comprises an inviting entrance hall, cloakroom, study, spacious living room, separate dining room, fitted kitchen and conservatory, providing versatile reception space for both everyday life and entertaining. Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, alongside a family bathroom.

Outside, the rear garden is a particular highlight, enjoying a delightful open aspect across grazing pastureland, creating a picturesque backdrop rarely found. To the front, a driveway provides off-road parking and leads to a detached garage.

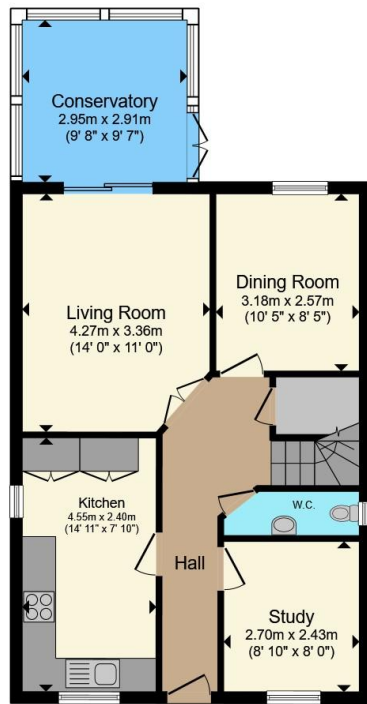
Granborough is a charming Buckinghamshire village offering a peaceful community atmosphere whilst remaining conveniently placed for access to Winslow, Buckingham, Milton Keynes and Aylesbury.

A wonderful opportunity to acquire a spacious family home in a desirable village setting with breathtaking countryside views.

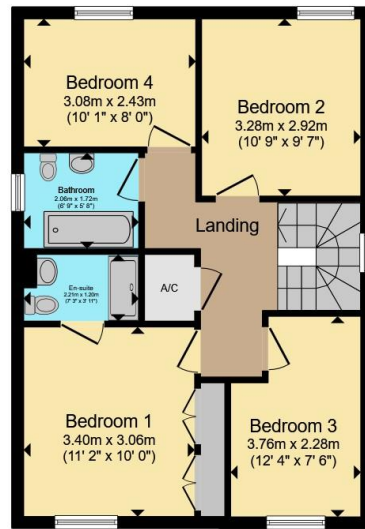
Agent Note

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.

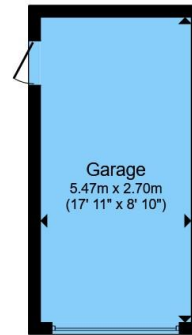




Ground Floor



First Floor



Garage

Total floor area 131.5 m² (1,416 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



To view this property please contact Connells on

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2 West Street
 BUCKINGHAM MK18 1HL

EPC Rating: Council Tax
 Awaited Band: E

view this property online connells.co.uk/Property/BUK308544

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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