



A fantastic opportunity to purchase this brick-built four-bedroom property with a double garage, and generous parking, arranged over two floors with flexible accommodation. Set in a desirable Buckinghamshire hamlet on a generous plot overlooking the countryside it's ideal for modern family living.

Approached over a gravel driveway with parking for several vehicles Hazelrigg House is situated in the well-regarded Verney Junction .

The entrance hallway provides access to the living room, family room, study, and kitchen, along with stairs to the first floor.

The kitchen is fitted with contemporary floor and eye-level units, appliances, a Butlers sink, and a Rangemaster cooker all complemented by Quartz worktops, and Travertine flooring.

Open to to the dining room with a lovely vaulted ceiling, and views over the garden, it lends itself to entertaining with friends and family the whole year round.

The dining room has bifold doors, and plenty of space for a large table and chairs, with views over the garden and the stunning countryside beyond it has the perfect inside-outside feel.

The living room boasts not only bifold doors to the garden, but an attractive brick-built fireplace with a log burner, perfect for cosy winter evenings.

The family room offers the flexibility to be utilised as

a t.v room, a quiet space to enjoy a good book, or a playroom.

A study, utility room, and separate cloakroom complete the ground floor accommodation.

The first floor has four bedrooms, the master benefits from having a wet-room style en-suite shower along with enjoying far-reaching views over the idyllic countryside.

Three further bedrooms are serviced by a family bathroom with a claw-footed bath, and separate shower.

Outside the property is accessed from the road by a driveway providing access to just three properties (owned by Hazelrigg House) and gated access to the side leads to the rear garden.

The garden is a highlight of this fabulous family home, mainly laid to lawn, with a patio for al-fresco dining, attractive shrubs, and fruit trees it takes in the lovely views over open countryside behind, making for the perfect place to relax on long summer evenings and weekends alike.

Verney Junction is a hamlet in the parish of Middle Claydon in Buckinghamshire, and a small community

of just 17 houses surrounded by stunning countryside views.

Just 2 miles from the pretty town of Winslow has shops, restaurants, a church, school, dental practices, a doctors' surgery, public houses, and a weekly market along with a new railway station due to open in 2025 from Oxford to Cambridge, and offering a connection to London.

The property is within catchment area for The Royal Latin in Buckingham, and within easy access of local independent schools, Swanbourne House, Stowe, and Thornton College.

For more extensive shopping Buckingham is within easy reach, and Milton Keynes has a train service to London Euston along with leisure facilities, and a cinema complex.

By road The M40, A421, M1, and A5 are all accessible.





Accommodation Comprises:

Ground Floor - Entrance Hallway, Sitting Room/Family Room, Study, Living Room, Kitchen, Dining Room, Utility Room, W.C

First Floor - Master Bedroom With En-Suite Shower, Three Further Bedrooms, Family Bathroom.

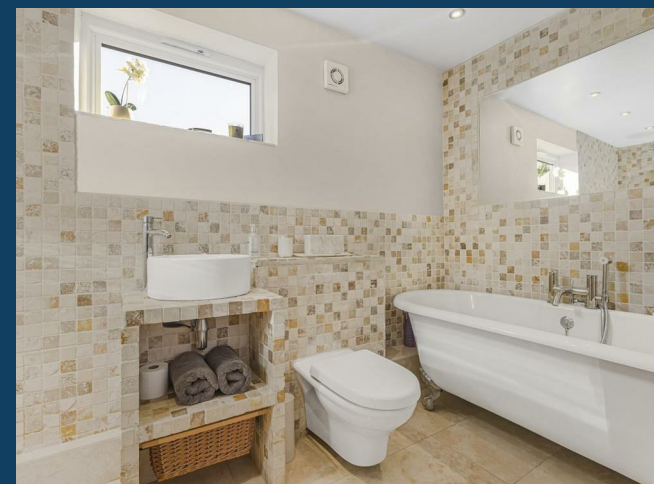
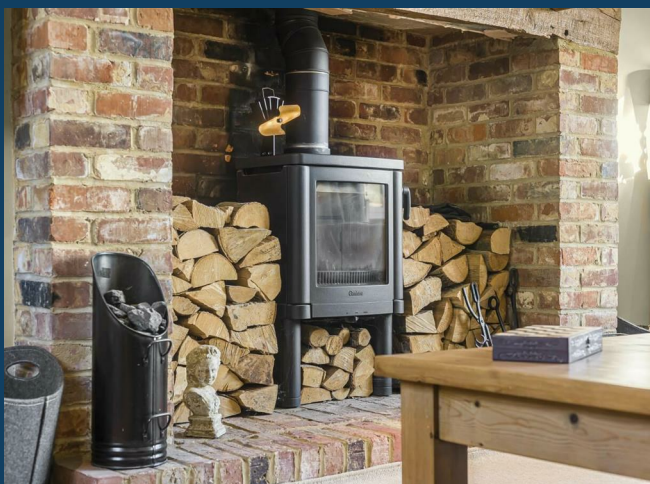
Outside - Generous Driveway Parking, Double Garage, Gated Side Access, Rear Garden, Patio.
Freehold Property

Services - Mains Water (Anglian Water) Septic Tank, Water Softener, Electric Under Floor Heating In Kitchen And Bathrooms, Calor Gas Bottles For Rangemaster Cooker, Biomass Boiler For Heating And Hot Water, (wood pellets are delivered to the house and stored in the shed for easy use)

Local Authority - AVDC
Council Tax Band - G

Broadband - Gigaclear.
Electric - EON
Mobile Phone Connection - Please Check Using The Ofcom Website.

Freehold Property.





Approximate Gross Internal Area 2132 sq ft - 198 sq m

Ground Floor Area 1335 sq ft – 124 sq m

First Floor Area 797 sq ft – 74 sq m



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

