





A fantastic opportunity to purchase a four, double bedroom detached property offering flexible accommodation to suit modern family living in a tucked away location, whilst having easy access to schools and commuter links.

Welcome to Beech Close, Birtton - a charming detached house that offers a perfect blend of comfort and style. This property boasts two reception rooms, ideal for hosting guests or simply relaxing with your loved ones.

The large hallway welcomes you into the home, setting the tone for the spacious and inviting atmosphere that awaits inside.

The linked sitting room, dining room, and conservatory create a seamless flow throughout the house, providing a great entertaining space for gatherings and special occasions.

The sitting room to the front of the property boasts a wood-burning stove making it the perfect place for cosy winter evenings, and the dining room has plenty of room for a large table and chairs.

The conservatory with its underfloor heating offers the flexibility to be utilised as a dining room, family room, playroom, or just a lovely space to unwind in with a good book!

The newly fitted German Hacker kitchen, with Bosch appliances and Konig Stone Quartz work surfaces is a chef's dream, offering modern amenities, an island, and plenty of storage for all your culinary needs.

A useful utility room with a door to the side of the

property, and a W.C complete the ground floor accommodation.

There are four generous bedrooms, which are ideal for a growing family, a family bathroom, and an en-suite shower room to the master bedroom on the first floor.

Step outside to discover a private garden, which is mainly laid to lawn with a raised herb garden, and a patio, which is perfect for enjoying a morning coffee or hosting summer barbecues on long summer evenings.

To the front of the property the extensive driveway is block-paved, and has parking for at least five vehicles. The garage is oversized and provides secure storage for a vehicle, along with a courtesy door to the garden.

The village of Birtton has a church, a highly regarded primary school and a Sports Centre with playing fields. Birtton also boasts a pop-up-pub, community allotment, the Birtton Coffee House and a popular restaurant, the Lounge India.

The nearby town of Aylesbury provides a full range of commercial, shopping, and leisure facilities as well as Grammar Schools.

Further shopping and leisure facilities are available in Milton Keynes approximately 35 minutes away.

It is worth noting that Birtton is on the bus route to all three Grammar Schools, and a number of secondary schools.

For those wishing to commute to the City, a mainline station to London Marylebone can be found in Aylesbury, and has a journey time of approx 55 minutes.

An alternative station can be found at Leighton Buzzard with a direct service to London Euston Station in 30 minutes.

For those travelling by car the M25 can be reached via the A41 bypass at Tring or the M40 from Beaconsfield or Thame.

Please note the sellers of this property are related to a member of the Quadrant team.

Freehold / EPC rating D / Council Tax Band F  
Mains: Water; Thames Water. Electricity; Utility Warehouse. Gas; Utility Warehouse.  
Construction Type: Brick under a slate roof  
Council Tax: Aylesbury Vale District Council  
Parking: Driveway parking for at least 5 cars  
Mobile Phone Coverage: Please check using the Ofcom website  
Internet: Please check using the Ofcom website  
<https://checker.ofcom.org.uk/>









## Accommodation Comprises:

Ground Floor - Entrance Hallway, Sitting Room, Kitchen/Breakfast Room, Dining Room, Conservatory, Utility Room, W.C

First Floor - Four Double Bedrooms, Family Bathroom, and En-Suite To Master Bedroom.

Outside - Extensive Block Paved Driveway, Oversized Garage, Gated Side Access, Rear Garden, Patio Area.

Services - Mains Drainage, Water, Gas Central Heating.

Local Authority - Buckinghamshire Council

Council Tax Band - F

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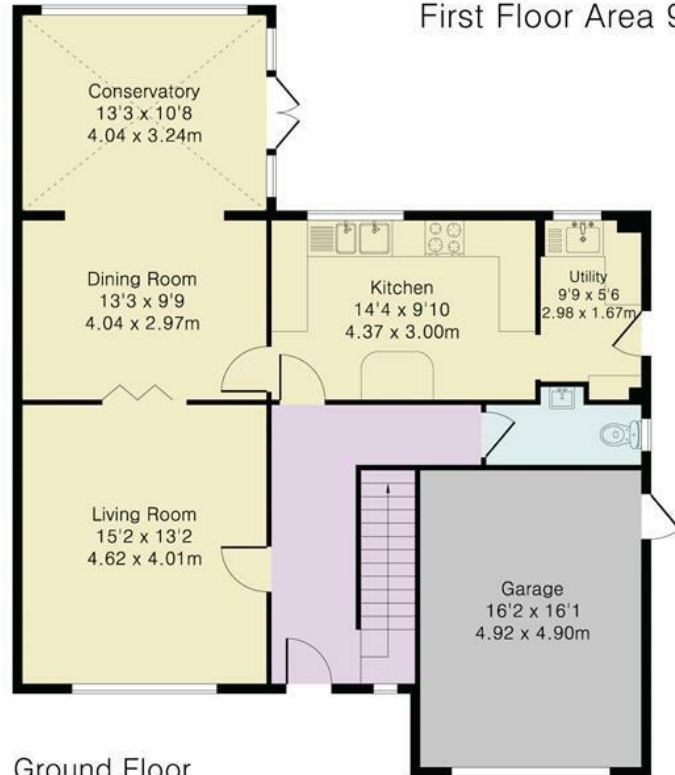




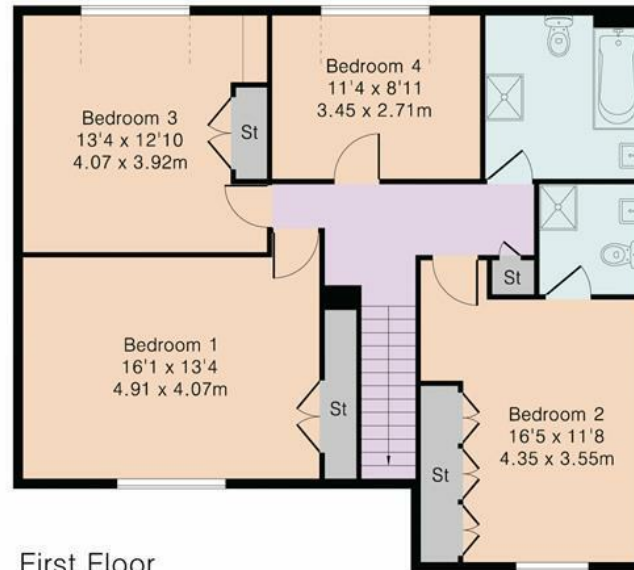




Approximate Gross Internal Area 1948 sq ft – 181 sq m  
 Ground Floor Area 1048 sq ft – 97 sq m  
 First Floor Area 900 sq ft – 84 sq m



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		
	67	78
England & Wales		
EU Directive 2002/91/EC		



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





