



HUNTERS[®]
HERE TO GET *you* THERE

1 Folding Close, Stewkley, Buckinghamshire, LU7 0XE

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Offers In Excess Of £925,000

- FIVE BEDROOM DETACHED FAMILY HOME
- FOUR RECEPTION ROOMS inc STUDY
- DOWNSTAIRS CLOAKROOM and UTILITY ROOM
- AYLESBURY GRAMMAR SCHOOL CATCHMENT
- BEAUTIFULLY PRESENTED THROUGHOUT
- NO ONWARD CHAIN
- WELL APPOINTED KITCHEN/BREAKFAST ROOM
- LANDSCAPED REAR GARDEN
- PICTURESQUE BUCKINGHAMSHIRE VILLAGE
- DOUBLE GARAGE

Hunters are delighted to market this truly impressive five bedroom detached family home, located within a quiet cul-de-sac in the picturesque Buckinghamshire village of Stewkley within the catchment of Aylesbury Vale Grammar School and offered with NO ONWARD CHAIN

Offering versatile and flexible living accommodation, this beautiful property offers a sizeable entrance hall, downstairs cloakroom, lounge with an inglenook cast iron fireplace, dining room, family room that is currently used as a play room that opens up to the rear garden, a well appointed kitchen/breakfast room with a separate utility room and an office.

The first floor again with a sizeable landing opens to five bedrooms with en-suite to the main and guest bedrooms and a family bathroom.

Externally this property benefits from driveway parking for multiple vehicles with access to the double garage. The rear landscaped garden offers patios seating area, raised flower beds and side gated access to the front.

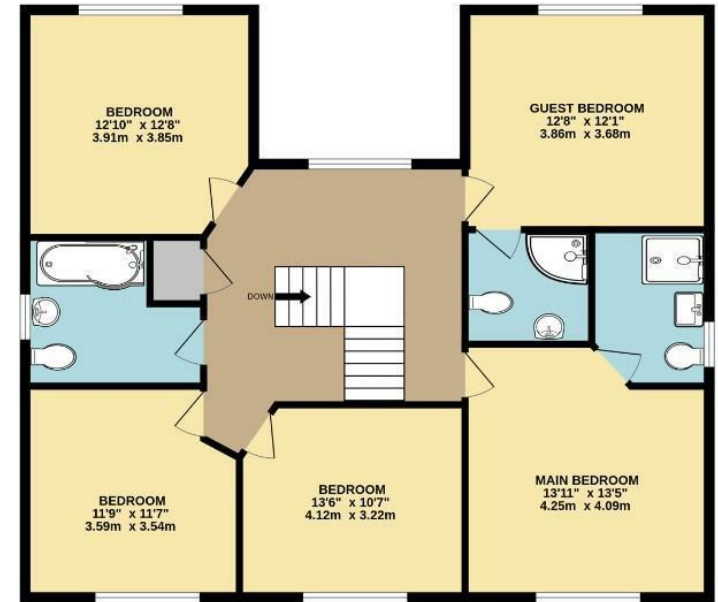
Stewkley is a beautiful Buckinghamshire village, within reach of the village primary school and Aylesbury Grammar School plus Swanbourne and Stowe private schools, local shops and the Stewkley recreation grounds offering convenience being just four miles away from Leighton Buzzard and its train station as well as Milton Keynes and all of its amenities being a short drive away.

Hunters Leighton Buzzard 11 Bridge Street, Leighton Buzzard, LU7 1AH | 01525 300899
leightonbuzzard@hunters.com | www.hunters.com

GROUND FLOOR
1530 sq.ft. (142.1 sq.m.) approx.

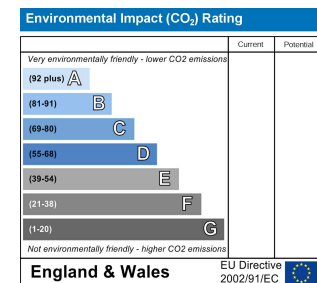
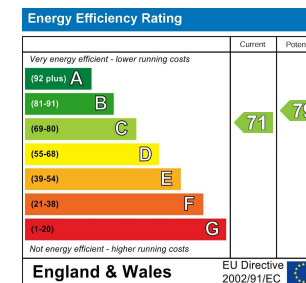


1ST FLOOR
1115 sq.ft. (103.6 sq.m.) approx.




TOTAL FLOOR AREA : 2645 sq.ft. (245.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 71 | 79 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









