



Great Lane, Bierton, Bucks, HP22 5BX



Christopher Pallet
Professional advice since 1973

**Great Lane,
Bierton,
Bucks,
HP22 5BX**

**Guide Price £475,000
Freehold**

Christopher Pallet have been favoured with the instructions to offer this family home to the market for sale. This is an ideal opportunity to purchase a rare gem to the market as a blank canvas to improve and update along with the opportunity to increase the accommodation subject to planning permission. As the vendors sole agents we recommend a viewing early to avoid disappointment,

The accommodation comprises; entrance hall, sitting room, dining room, kitchen, three bedrooms, bathroom, separate wc, large gardens front and rear.

Bierton is a sought after village located on the edge of Aylesbury, within easy reach of the town centre and its associated facilities. Aylesbury offers main line rail access into London, Marylebone taking just under the hour. Bierton boasts a highly regarded village school with secondary schooling found in Aylesbury with three very highly regarded grammar schools Aylesbury Grammar School for boys. Aylesbury High School for girls and Sir Henry Floyd a co ed high school. To the south there is the A41 dual carriageway which gives direct access to the M25 towards Watford and Hemel Hempstead. The M40 is accessed via Bicester or Thame.





Village home offering potential to extend subject to planning

On The Ground Floor

The front door under a covered porch leads to the entrance hall. This provides access to all ground floor rooms and stairs rising to the first floor. The sitting room and dining room both over look the rear garden with the dining room having an open fireplace and the sitting room a wall mounted gas fire with back boiler. The kitchen leads from the sitting room, overlooks the fields to the side and has a single drainer sink with cupboard space, additional eye level cupboards and space for appliances, a large walk in larder, a further storage cupboard and a door to the rear.

On The First Floor

The landing provides access to all first floor rooms, access to the loft and the airing cupboard. There are three bedrooms, two are double rooms with built in wardrobe space and the

third a single bedroom with a built in cupboard. The bathroom has a panel bath and a wash hand basin and there is a separate wc.

Outside

The rear garden is over 190ft in three sections two which are mainly lawn with mature flowering plants and trees, the third section has been a vegetable garden in the past. To the side and rear the property is surrounded by fields with amazing views. The front garden is over 40ft in length with a path to the front door to the side of the lawn which has a mature hedge to the front and side with open chain link fence to the right. There is no off road parking at present however, subject to the necessary planning permission for a dropped curb parking for several vehicles could be added. There is an outbuilding to the rear which also has potential for conversion.



Directions

Proceed out of Aylesbury town centre on the A418 Bierton Road. In the centre of Bierton Village take the left hand turn into Great Lane and the property is on the left hand side.

Council Tax: Band D

Important Notice: These particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the vendor.

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	

Viewing and Contact Details



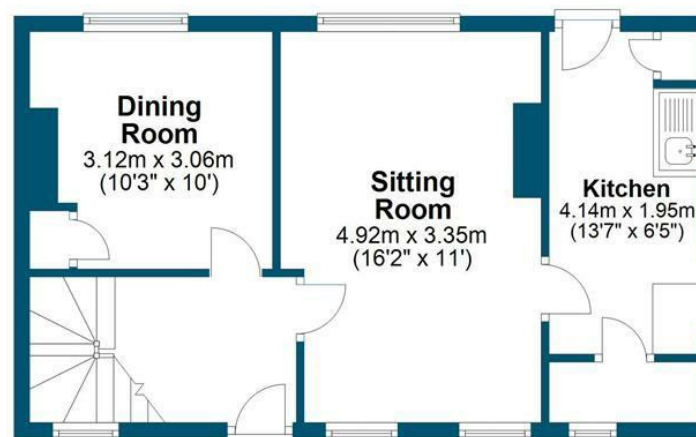
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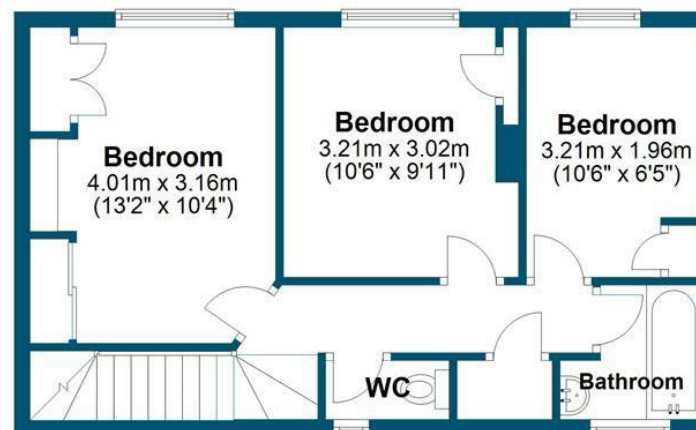
Ground Floor

Approx. 43.3 sq. metres (466.6 sq. feet)



First Floor

Approx. 43.5 sq. metres (467.8 sq. feet)



Total area: approx. 86.8 sq. metres (934.4 sq. feet)
For illustration purposes only - not to scale



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