





£875,000

Positioned at the bottom of a private road in the sought-after village of Stoke Hammond is this full of character, five-bedroom detached. The property boasts lounge with open fireplace, overlooking the wrap around garden and opening through to the generous dining room. The kitchen features exposed stone wall and slate floor, with a double butlers sink, induction 'range style' oven and granite work surfaces throughout. The ground floor further benefits from a utility, sunken cloakroom, study and converted games room with separate snug. The first floor comprises a generous main bedroom with family bathroom previously used as an annexe, bedroom two has an en-suite and built in wardrobes with balcony overlooking the rear of the property, with a further three double bedrooms. Other benefits include several snug areas/reading nooks throughout both levels of the property, two conservatories and a generous gravel driveway offering ample parking with gated access. This property is situated in the Aylesbury Grammar School catchment, and is a short distance to Rushmere Country Park and The Three Locks golf club. Viewing is highly advised.

Property Description

ENTRANCE

Composite door to:

ENTRANCE HALL

Double glazed window to the side, stairs rising to first floor landing, radiator, opening to kitchen and dining room, steps down to cloakroom, tiled floor.

CLOAKROOM

Two double glazed frosted windows to the front with granite window ledge, wash hand basin in vanity unit with granite top, low level WC.

LOUNGE

Two double glazed windows to the side, two double glazed windows to the rear, French doors to the rear and garden, television point, two radiators, fireplace.

DINING ROOM

Double glazed sliding doors to the garden and rear, radiator, door to second hallway.

HALLWAY/NOOK

Double glazed window to the front, radiator, door to study and to games room.

GAMES ROOM

Two double glazed windows to the front, step and opening to snug.

STUDY

Double glazed window to the front.

CONSERVATORY

Double glazed window to the rear and to the side, French doors to garden, slate floor tiles.

KITCHEN

Double glazed sliding doors to the rear and conservatory, double glazed window to the side. Fitted with a range of base and eye level units with granite work surface over, space for fridge freezer, granite splashback, induction range style oven with extractor hood over, slate floor tiles, double Belfast style sink with mixer tap over and pull out rinser spray.

UTILITY

Double glazed window to the front, French doors to the side and conservatory, space for washing machine, space for tumble dryer, Belfast sink.

LANDING

Two snug areas, access to loft space, doors to bedrooms and bathroom, two double glazed windows to the front, two radiators.

BEDROOM ONE

Double glazed window to the front, two double glazed windows to the rear, built-in wardrobe, two radiators.

BEDROOM TWO

Double glazed window to the side, two double glazed windows to the rear, two built-in wardrobes, two radiators, double glazed French doors to balcony, door to en-suite.

EN-SUITE

Bath with mixer tap and shower attachment over, low level WC, pedestal wash hand basin, extractor fan, part tiled walls.

BEDROOM THREE

Double glazed window to the rear, radiator.

BEDROOM FOUR

Double glazed window to the side, double glazed window to the rear, radiator.

BEDROOM FIVE

Double glazed window to the side, double glazed window to the front, storage cupboard.

BATHROOM

Double glazed frosted window to the front, bath with "telephone style" tap and shower over, pedestal wash hand basin, low level WC, heated towel rail, fully tiled double shower , extractor fan, part tiled walls.

OUTSIDE

PARKING

Gravel driveway providing off-road parking.

FRONT GARDEN

Laid to lawn area, enclosed by timber fence panelling, shrub borders.

REAR GARDEN

Wrap around garden with laid to lawn area, enclosed by timber fence panelling, double side gated access, brick paved patio area, outside tap, outside lights, outside power point.

CONSERVATORY (2)

Double glazed windows to the front, rear and side, French doors to the garden and side, slate floor.

Orchard End

Approximate Gross Internal Area
 Ground Floor = 176.4 sq m / 1,899 sq ft
 First Floor = 135.4 sq m / 1,457 sq ft
 Total = 311.8 sq m / 3,356 sq ft

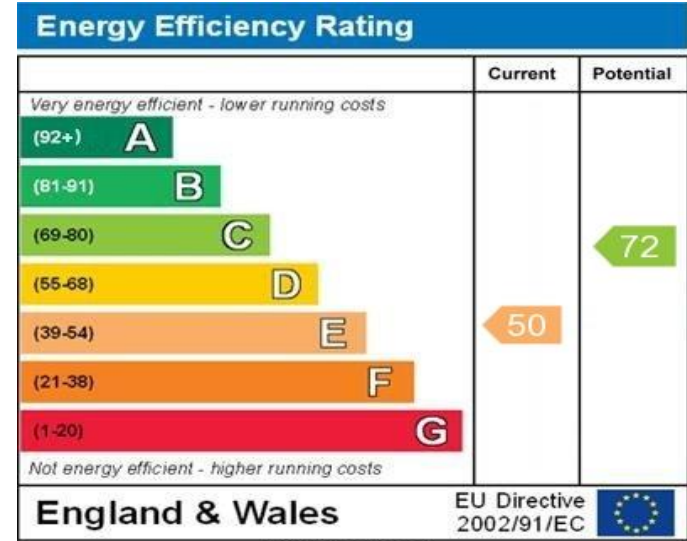


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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