



Lower End | Wingrave | Aylesbury | HP22 4PG

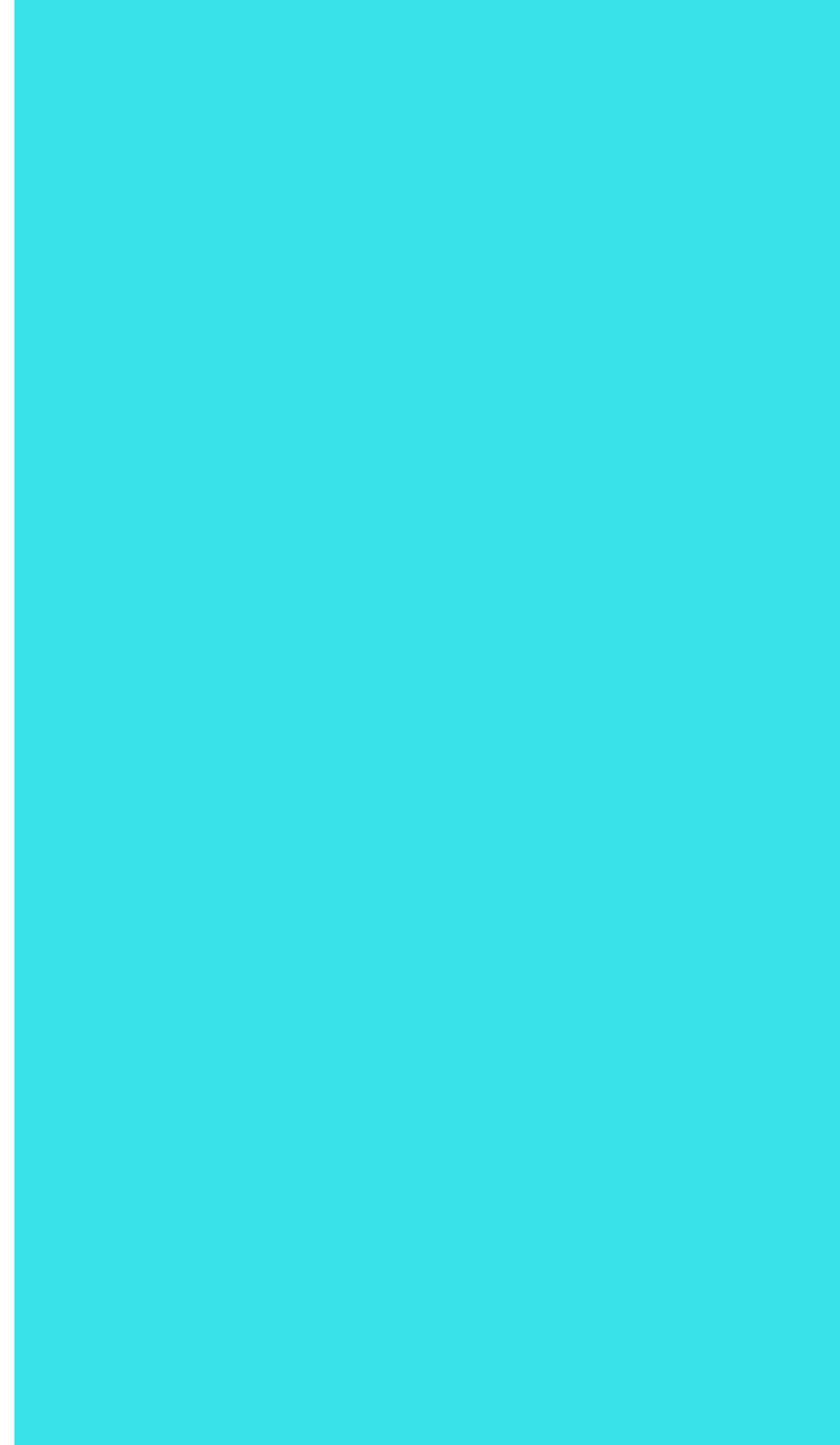
Asking Price £850,000

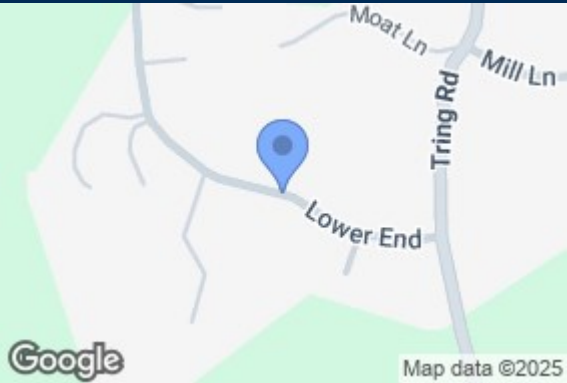
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Positioned on a peaceful country lane in Wingrave, Kaycey Barn is one of just three barn conversions and is available on the open market for the first ever time. The stunning new open-plan kitchen/dining room and characterful living spaces flow to a beautifully landscaped 0.36-acre south-west facing garden with stunning countryside views. With four/five bedrooms, and three reception rooms this home is a fantastic opportunity not to be missed. Offered for sale with a complete upper chain.

- Available for the first ever time on the open market.
- Peaceful quiet country lane in a courtyard setting surrounded by open countryside.
- Large enclosed driveway providing lots of off road parking.
- 0.36-acre south-west facing garden with stunning countryside views.
- Part of an exclusive development of three barn conversions.
- Stunning recently extended open-plan kitchen/dining room with integrated appliances.
- Four bedrooms plus an optional fifth with en-suite plus dressing room.
- Extensive outside storage with three garden sheds and timber summerhouse.







Approximate Gross Internal Area = 170.1 sq m / 1,831 sq ft

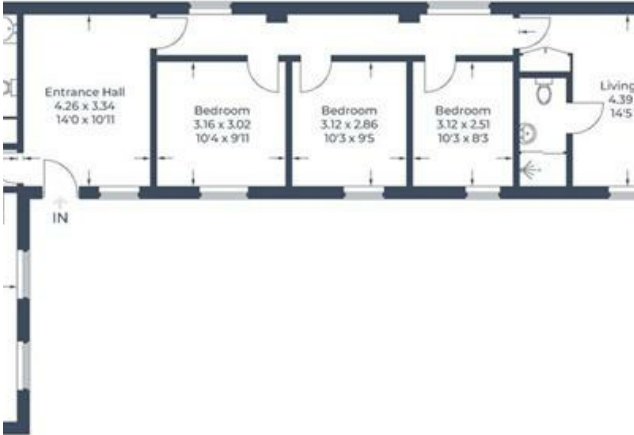


Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(82-91) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(35-48) D		
(39-54) E			(19-34) E		
(21-38) F			(11-18) F		
(1-20) G			(1-10) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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