



## PINTAIL CLOSE, WATERMEAD, AYLESBURY

OFFERS IN EXCESS OF £600,000  
FREEHOLD

A spacious and bright four bedroom detached home located in the sought-after Watermead development, backing onto open fields. The property offers versatile living with multiple reception rooms, kitchen/diner, cloakroom and utility room. Upstairs, there are four well-proportioned bedrooms, including an en suite to the principal bedroom, plus two further bathrooms. Outside features include a private garden, garage and driveway parking.



## PINTAIL CLOSE

- WATERMEAD • FOUR BEDROOM DETACHED HOME • BACKING ONTO OPEN FIELDS • SPACIOUS AND BRIGHT THROUGHOUT • ENCLOSED REAR GARDEN • GARAGE AND DRIVEWAY • EN SUITE AND TWO FAMILY BATHROOMS • UTILITY AND CLOAKROOM • MULTIPLE RECEPTION ROOMS



### LOCATION

Watermead – situated on the northern outskirts of the town, continues to be as popular today as it was when the very first homes were released in the late 1980's. With two magnificent lakes, a quaint village centre and open countryside on the doorstep a more picturesque setting would be hard to imagine. The location offers convenient access by road towards the M25 and M40 as well as being a short drive to Aylesbury Parkway Train Station offering mainline services to London Marylebone.

### ACCOMMODATION

Upon entry, a welcoming hallway gives access to the main reception rooms. The dining room provides a formal space for entertaining, while the living room features a charming fireplace and French doors opening onto the garden, flooding the room with natural light. A ground floor cloakroom adds convenience.

The well-appointed kitchen/diner is fitted with an inset gas hob, oven and grill, with space for a fridge and dishwasher. The dining area enjoys attractive views over the garden, creating a perfect setting for family meals. A separate utility room offers additional storage and space for both a washing machine and tumble dryer.

On the first floor, a landing with airing cupboard and

loft access (with the loft being boarded) leads to four generously sized bedrooms. The principal bedroom benefits from its own en suite shower room, while two further family bathrooms serve the remaining bedrooms.

Outside, the enclosed rear garden is mainly laid to lawn with a paved patio area, ideal for outdoor dining and relaxation. Gated access adds practicality, and the property further benefits from a garage with light and power, along with a driveway providing off road parking.

This superb home combines a peaceful setting with excellent living space, making it an ideal choice for families seeking a well-located property in Watermead.

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### ADDITIONAL INFORMATION

**Local Authority** – Buckinghamshire

**Council Tax** – Band F

**Viewings** – By Appointment Only

**Floor Area** – 1989.00 sq ft

**Tenure** – Freehold





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1989 ft<sup>2</sup>  
184.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	74
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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