



BISHOPS MEADOW, BIERTON, AYLESBURY

PRICE £795,000
FREEHOLD

An impressive, fully 4/5 bed detached family home situated in a CUL-DE-SAC location in the sought after village of BIERTON. The property benefits from: DRIVEWAY FOR MULTIPLE VEHICLES AND DOUBLE GARAGE - Potential for a ground floor annexe - Well tended wrap around rear garden - Solar panels.



BISHOPS MEADOW

• BIERTON VILLAGE • CUL DE SAC
LOCATION • FOUR/FIVE BEDROOM DETACHED
HOUSE • ANNEXE POTENTIAL • WRAP AROUND
REAR GARDEN • DRIVEWAY FOR MULTIPLE
CARS • DOUBLE GARAGE • SIDING ONTO
FARMLAND • MEZZANINE STUDY
AREA • REFITTED KITCHEN



LOCATION

Bierton Village is situated on the north eastern outskirts of Aylesbury with good road links to Milton Keynes and the A41 towards London/M25. The property is within short walking distance of Bierton Church of England Combined School for Infant and Junior. For secondary education the property falls into the Aylesbury Grammar school catchment area. As well as good schooling the village benefits from several amenities including a church, village hall, tennis courts, dynamic golf driving range and The Barn restaurant. Nearby Aylesbury town centre has further amenities and mainline railway service to London Marylebone in approx 55mins.

ACCOMMODATION

Set in the heart of Bierton village, this impressive four/five-bedroom detached family home enjoys a prime position siding onto open farmland and offers excellent versatility with the added benefit of annexe potential. Designed with modern efficiency in mind, the property is enhanced by solar panels providing a quarterly income by exporting electricity back into the national grid. The solar panels are owned outright and would transfer to any new owner. This wonderful property blends contemporary living with a peaceful countryside setting.

The ground floor is arranged around a welcoming entrance hall that leads into a beautifully refitted

kitchen, fitted with sleek cabinets, stylish worktops, integrated appliances including an induction hob, and larder, all complemented by a separate utility room. A dual-aspect living room offers an abundance of natural light, while the dining room flows into a light and airy garden room, creating an ideal space for entertaining. The layout also includes a downstairs cloakroom, a dedicated office for home working, and a versatile family room or fifth bedroom with its own utility area, offering excellent potential for a self-contained annexe. This is further enhanced by an additional conservatory overlooking the rear garden.

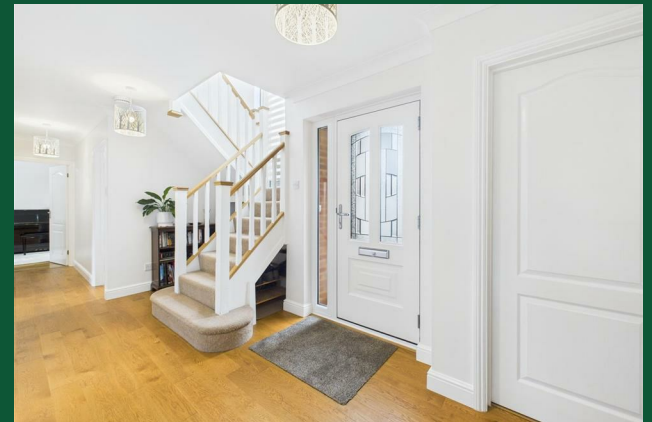
Upstairs, a mezzanine-style study area provides a bright and airy landing, leading to four well proportioned bedrooms. The master bedroom is fitted with built-in wardrobes and benefits from an en suite bathroom, while the remaining bedrooms are served by a family bathroom.

The outside space is equally impressive, with a beautifully landscaped wrap-around rear garden that features multiple patio areas, an expansive lawn, a variety of established trees, plants and shrubs, providing both privacy and tranquillity. To the front of the property, a double garage with light and power sits alongside a block-paved driveway, offering ample parking for several vehicles.

This outstanding home combines flexible

accommodation, energy-efficient features, and a highly desirable village location with open countryside views, making it a rare opportunity for families or those seeking multi-generational living.

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ADDITIONAL INFORMATION

Local Authority – Buckinghamshire

Council Tax – Band G

Viewings – By Appointment Only

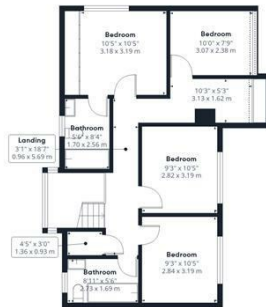
Floor Area – 1937.52 sq ft

Tenure – Freehold





Ground Floor



Floor 1

Approximate total area⁽¹⁾

2145 ft²
199.2 m²

Reduced headroom

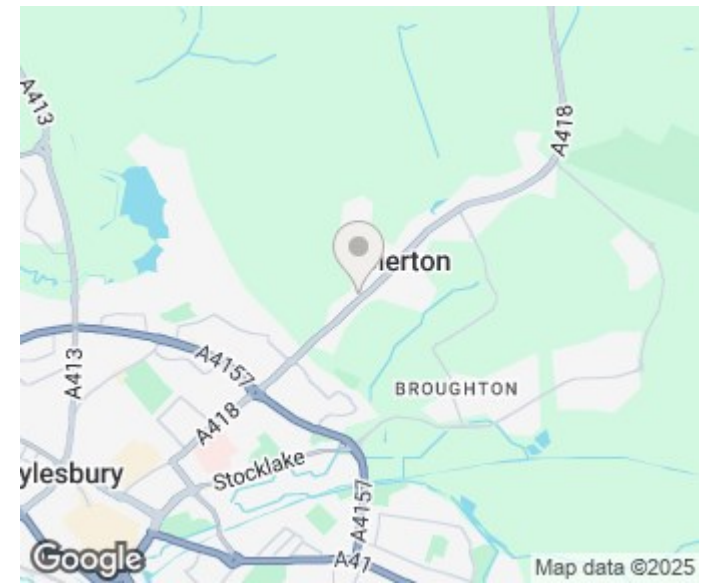
26 ft²
2.4 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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	81	86
(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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