



## D'ARCY CLOSE, BERRYFIELDS, AYLESBURY

PRICE £615,000  
FREEHOLD

A beautifully presented four bedroom detached home located in the popular Berryfields development, enjoying an attractive outlook over open fields and a play area. This spacious family home is within walking distance of local schools and amenities and offers well-balanced accommodation throughout. The ground floor features a bright living room, a modern kitchen/diner with utility, cloakroom and a versatile downstairs office. Upstairs boasts four bedrooms, including a master with en suite, and a contemporary family bathroom. Outside, the property benefits from a landscaped garden, garage and large driveway providing parking for 4–5 cars.



# D'ARCY CLOSE

- BERRYFIELDS DEVELOPMENT • OVERLOOKING OPEN FIELDS & PLAY AREA • SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME • DRIVEWAY PARKING FOR APPROX 4-5 CARS • MODERN KITCHEN/DINER • CLOAKROOM & UTILITY • DOWNSTAIRS OFFICE • MASTER BEDROOM WITH EN SUITE • LANDSCAPED REAR GARDEN • WALKING DISTANCE TO SCHOOLS AND AMENITIES



## LOCATION

Berryfields is a modern development situated on the northern outskirts of Aylesbury surrounded by open countryside. The development benefits from good transport links by road towards Bicester/M40 and back to the town centre. The development is home to Aylesbury Parkway Station which offers mainline services into London Marylebone in just under an hour. There is a parade of shops and a Miller and Carter restaurant on the development as well as a secondary school and primary schools.

## ACCOMMODATION

The accommodation is spacious and well-planned throughout, beginning with a welcoming entrance hall featuring stairs to the first floor and a useful storage cupboard. A cloakroom is conveniently positioned off the hallway.

To the front of the home, a bright dual-aspect living room enjoys a bay window and double doors opening out to the rear garden, creating a light and inviting space. The stylish kitchen/diner is fitted with a range of contemporary units and includes an inset gas hob with cooker hood, integrated oven and grill, fridge and dishwasher. There is ample space for a large dining table and chairs, making it ideal for family meals and gatherings. A separate utility room provides additional storage and space for a washing machine, while the versatile downstairs office offers the perfect area for

home working or study.

Upstairs, the first floor landing provides loft access and houses an airing cupboard. There are four bedrooms, including a master bedroom with a built-in wardrobe, storage and a modern en suite shower room. Bedroom two benefits from wall-to-wall fitted wardrobes, while the remaining bedrooms also have built in wardrobes and share the family bathroom, fitted with a contemporary white suite.

The rear garden has been thoughtfully designed for low maintenance, featuring a patio area, multiple decking spaces, artificial lawn, built-in planters, and a pergola—perfect for outdoor entertaining. A side gate provides convenient access to the garage and driveway.

The garage has light and power, along with a driveway providing parking for approximately 4-5 vehicles.

This superb home offers generous living space, modern finishes, and an enviable location—making it an ideal choice for families seeking comfort, style and convenience in Berryfields.

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### ADDITIONAL INFORMATION

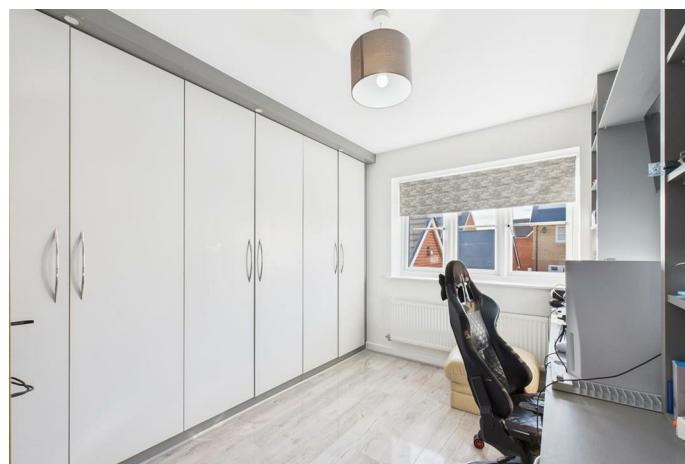
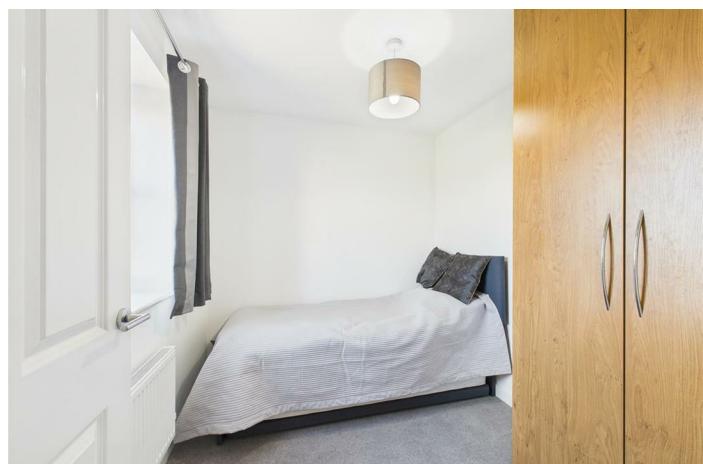
**Local Authority** – Buckinghamshire

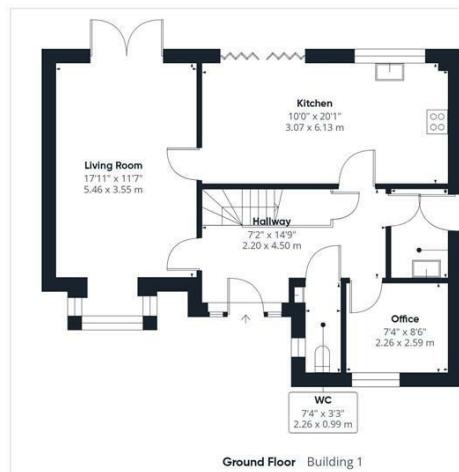
**Council Tax** – Band E

**Viewings** – By Appointment Only

**Floor Area** – 1465.00 sq ft

**Tenure** – Freehold





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

1465 ft<sup>2</sup>  
136 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



Google

Map data ©2026

Energy Efficiency Rating

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

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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