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Ridgeway Cottages Swanbourne

- Flexible, extended ground floor accommodation
- Large, private corner plot garden
- Living room open plan into Sun room
- End of a small close
- Highly desirable village location
- Viewing recommended

Price £485,000 Subject To Contract



24 Parton Road, Aylesbury, Buckinghamshire, HP20 1NG
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Situated on a large corner plot at the end of a small close in Swanbourne is this extended three bedroom home with generous and flexible ground floor accommodation that includes three reception areas. The home is well presented throughout and an internal viewing to fully appreciate the space is highly recommended!

Whilst the home offers fantastic space, our favourite thing about this home has to be the large South facing garden with gated access leading to the Swanbourne playing fields and countryside walks. The home is conveniently positioned within easy walking distance of The Betsey Wynne Pub/Restaurant along with the village shop, post office and schools.

Accommodation:

Entrance porch leading through to the entrance hall boasting a large storage area accessed via large sliding doors and stairs to the first floor with under stairs storage cupboards. There is a 'non slip' tiled floor throughout the ground floor.

The living room is a large open plan 'L' shape room that benefits from an extension to create a sun room that can be easily separated from the living room with internal bi-fold doors. There are also two sets of bi-fold doors leading out to a patio area overlooking the main area of the garden. The living room also features a gas fire place that has been shut off by the owners but could be easily reinstalled by a purchaser.

The kitchen is fitted with a range of wall and floor mounted units with worktops above and a 1 1/2 bowl sink and drainer unit. There is an integrated fridge, freezer and dishwasher plus space for a washing machine. The kitchen also boasts a Rangemaster cooker with hood above which may be available to a buyer. Window to the front aspect and access to a rear lobby with a stable door to the garden.

There is a ground floor shower room, fitted with a modern suite comprising; WC, hand basin and easy access walk in shower. Heated towel radiator, window to the front aspect and fully tiled walls. The shower room is adjacent to a utility room and home office that has occasionally been used as a fourth bedroom. The office is double aspect with windows overlooking the garden. The utility area features an integrated fridge/freezer, further cupboards and worktops with a 1 1/2 bowl sink and drainer. Space for a tumble dryer.

On the first floor is a landing with window to the front aspect, loft access and doors to the bathroom and three bedrooms.

The bathroom is fitted with a white suite comprising; WC, hand basin and bath with shower attachment. Window to the side aspect, partly tiled walls and a heated towel radiator.

The two main bedrooms are both spacious double bedrooms, each with built in storage and windows overlooking the rear garden and countryside beyond. Bedroom three is a single bedroom with a built in storage cupboard and window to the front aspect.

Outside, to the front of the property is a driveway with off road parking for two cars and gated side access leading to a small enclosed area ideal for storing bins and a further gate to the rear garden.

The South facing rear garden provides a fantastic space and is mostly laid to lawn. There is a large shed, Arbour and a variety of trees and bushes. Gated access to the rear and the garden is enclosed by fencing.

General: Freehold, Buckinghamshire Council, built in 1950's, new gas boiler installed 2017, boiler last serviced in 2024, mains drainage, council tax band: C, EPC: C.



GROUND FLOOR
784 sq.ft. (72.9 sq.m.) approx.

1ST FLOOR
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA: 1226 sq.ft. (113.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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