



 3
Bedrooms

 2
Bathrooms

 2
Receptions





- Akeman Residential
- Open plan kitchen/diner
- Beautiful views
- NHBC warranty
- Three double bedrooms
- Separate bay-fronted reception room
- Only 2 years old
- En-suite shower room, family bathroom & ground floor wc
- Off road parking for two cars
- Move-in ready

Why buy this home?

Because it sits on one of the best plots in the development, with uninterrupted views across open fields and the rolling Chiltern Hills. This stunning three-bedroom detached home, built in 2023 by Cala Homes, combines modern living with a picturesque backdrop and a real sense of space and privacy.

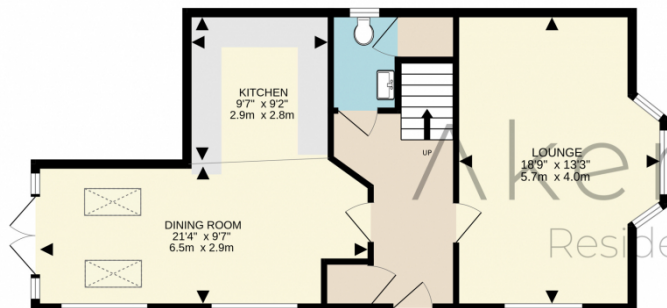
Step inside and you're welcomed by a spacious entrance hall, complete with a storage cupboard and a convenient downstairs cloakroom. The lounge is an impressive size, with a bay-fronted window to the front and an additional side window allowing plenty of natural light. A bespoke media wall adds a stylish focal point to this lovely room. To the rear of the home is the open-plan kitchen and dining area, designed for modern living. It features integrated appliances, ample cupboard space and direct access to the garden, making it ideal for everyday family life and entertaining. Upstairs, you'll find three well-proportioned double bedrooms. Two benefit from built-in wardrobes, and the principal bedroom enjoys its own en suite shower room along with far-reaching views of the Chiltern Hills. A sleek family bathroom completes the first floor.

Outside, the property offers parking for two vehicles and a private rear garden with a newly laid patio, lawn and a handy shed. The space is ideal for summer barbecues, children's play or simply unwinding at the end of the day. There is a children's park just a stone's throw from the front door, making this home a great choice for young families. It also benefits from the remainder of its NHBC warranty, offering added peace of mind.

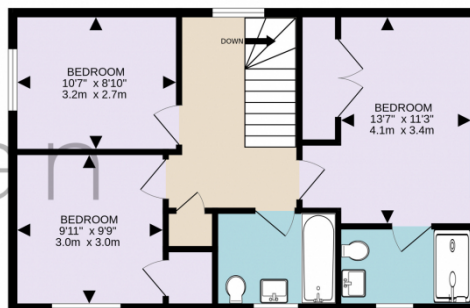
Location

Farendon Fields is a sought-after development on the south-eastern edge of Aylesbury. It offers easy access to the A418 for Milton Keynes and the A41 for Tring and London. Residents enjoy a peaceful setting with green spaces, children's play areas, and local amenities including a Tesco Express, Lidl, Sainsbury's Local and a nearby doctor's surgery. Regular bus services connect to the town centre and surrounding areas. The home is within catchment for well-regarded schools including Broughton and Kingsbrook Primary Schools, The Grange School, and the Aylesbury Grammar Schools. Nearby, the village of Aston Clinton offers a fantastic park with the new Red Kite Pavilion, village shops, a petrol station and popular pubs and restaurants. Wendover Woods is just a short drive away, ideal for family walks and outdoor adventures.

GROUND FLOOR
633 sq.ft. (58.8 sq.m.) approx.



1ST FLOOR
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA: 1227sq.ft. (114.0 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Bodge Piece, Weston Turville



Akeman
Residential

Tel : 01442 974754
Email : hello@akeman-residential.co.uk
Address : 3 Claridge Court, Lower Kings Road, Berkhamsted, Hertfordshire, HP4 2AF