



## Blackmore Gate

Buckland, Buckinghamshire, HP23 5JT



## Classic home comforts with a contemporary edge.

Set against the backdrop of the local countryside, yet within easy reach of historic market towns, this exceptional home has been thoughtfully reimagined in recent years, transforming it into a light-filled, contemporary residence with expansive, open-plan living spaces and five well-proportioned bedrooms, perfectly suited to the demands of modern family life.

Located in the tranquil Parish of Buckland, towards the end of an attractive private cul-de-sac, this property enjoys a highly sought-after position in a quiet, picturesque setting.

Upon entry, through the striking, handcrafted wide oak front door, the home's refined quality becomes immediately evident. The spacious hallway leads to three elegantly proportioned reception rooms. The formal sitting room, featuring a statement fireplace, opens out to the garden through French doors. A generously sized study, with a newly fitted feature gas fire, and a large family room are positioned at the front of the house, offering versatile spaces for work and relaxation.

The heart of the home lies in the expansive open-plan kitchen, dining and informal sitting room at the rear of the property. Thoughtfully divided into three distinct zones, the space is flooded with natural light, thanks to a vaulted ceiling and bifold doors that open to the garden..

**Guide price:** £1,295,000  
**Tenure:** Freehold





The kitchen, designed with minimalist precision, features sleek cabinetry, a large 8 foot 10 inch central granite island which overlaps allowing for 4 bar stools to eat meals and entertain on the island. Underneath the work top are 10 large integral drawers, 2 integral wine/beer fridges and wine rack. There are grey display cabinets, a striking double sink and an American Fridge/Freezer surrounded by built in food cabinets, while the iconic black Aga adds a touch of warmth and tradition. Modern blinds are also included which run the length of the bifold doors and the two windows. The kitchen also has a boiling water tap.

Adjacent to the kitchen, is a 19ft recently-built spacious and well-appointed utility room which provides additional storage, an electric double oven, sink, washing machine and tumble dryer. The boiler is housed in built-in cupboards, there is also a shoe cupboard and a hanging rail for coats plus drying racks which pull out of the wall.

A modern cloakroom, with a shower, completes the ground floor. The shower has been fitted with a glass stable door which allows for washing your dog after a walk.

Underfloor heating flows throughout the ground floor, while newly fitted modern radiators serve the upper levels.

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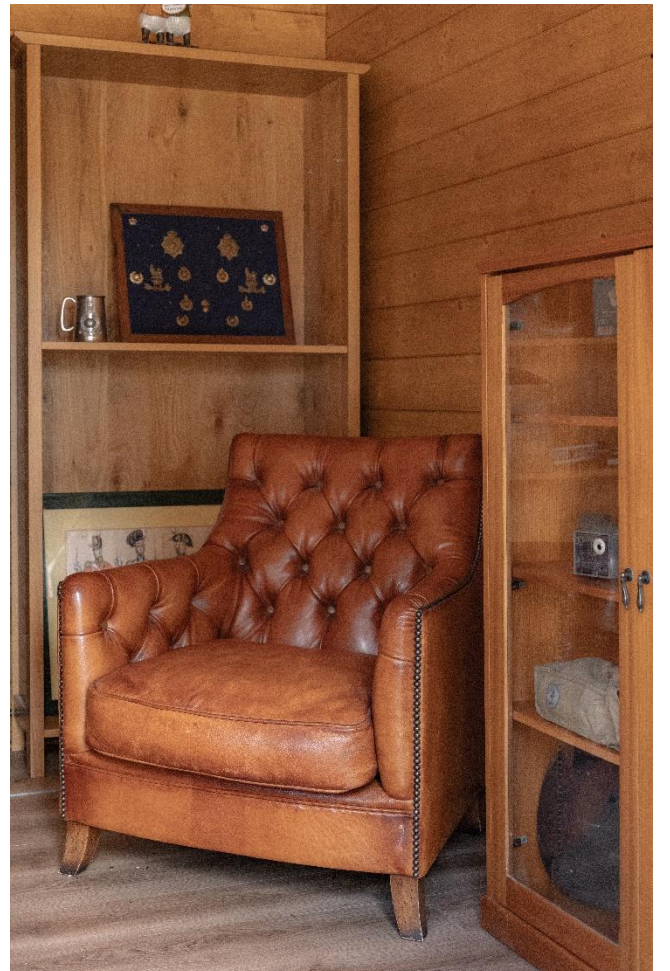
An eye-catching oak and glass staircase ascends to the first floor, where five bedrooms are arranged with a sense of openness and ease. The principal bedroom features fitted wardrobes and a luxurious en suite shower room with double sinks and marble worktops, while the guest bedroom also benefits from its own en suite. The remaining three bedrooms share an elegantly appointed family bathroom with double sink, marble worktops and a shower over the bath.

Outside, the beautifully landscaped rear garden offers a private sanctuary, with mature borders and Porcelain and Indian Sandstone tiled seating areas. A large summer house – suitable for use as a home office, gym, or entertaining space – sits within the garden, creating an ideal spot for outdoor gatherings. There is an outside shed, painted pink, with an artificial lawn used as a play house, and a raised stocked fish pond with electric pump and a feature Victorian style lamppost. The property also offers a well-maintained front lawn and ample parking, with both a spacious driveway and a double garage with power and a partially floored loft space with ladder for access. There is ample built in shelving inside the garage. The property has an outside tap, flood lights and power sockets.

This striking home effortlessly combines contemporary design with a sense of peaceful seclusion. Ideally located within the Aylesbury grammar schools catchment area, it is just 2 miles from Tring and 3.5 miles from Wendover, offering the perfect balance of village living and easy access to the wider countryside and nearby towns.

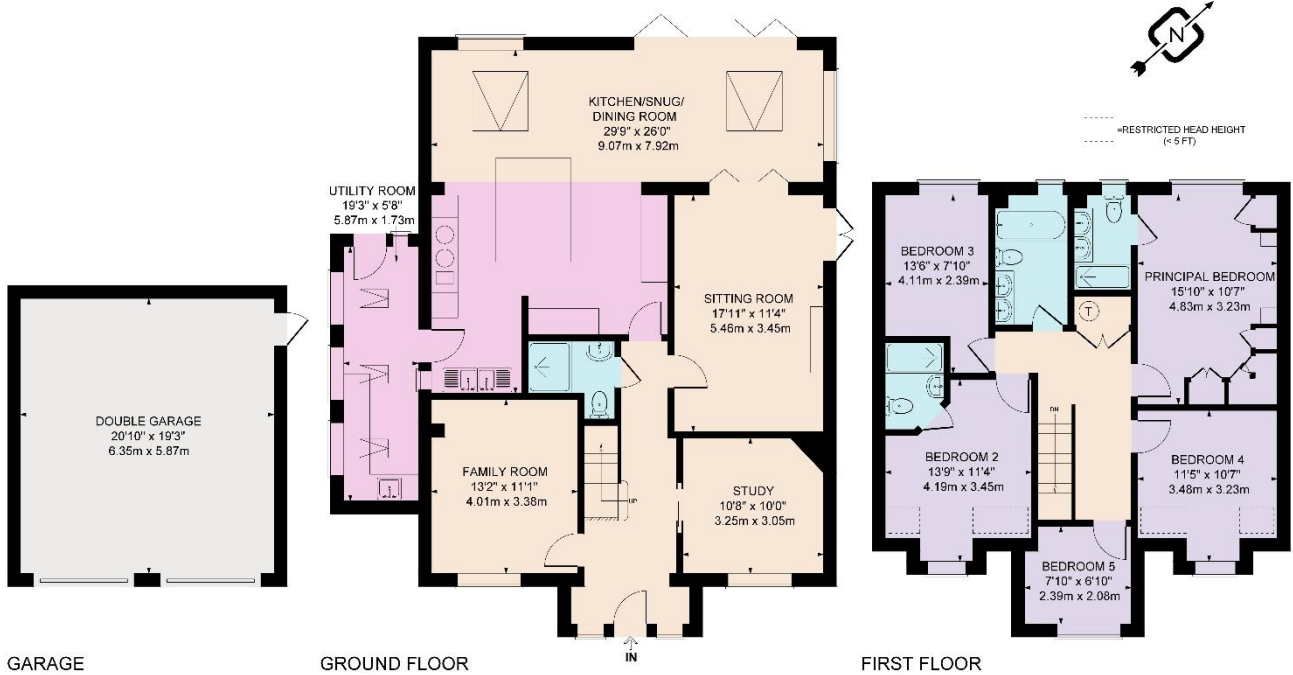




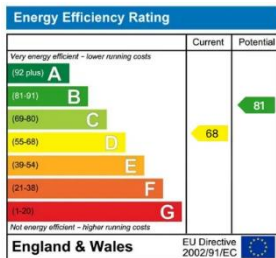




APPROXIMATE GROSS INTERNAL AREA = 2183 SQ FT / 203 SQ M  
 GARAGE = 401 SQ FT / 37 SQ M  
 TOTAL = 2584 SQ FT / 240 SQ M



This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



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