



## Castle Close

Pitstone, Buckinghamshire LU7 9FB



## The art of modern family life.

Tucked away at the entrance of an attractive cul-de-sac in this well-regarded Buckinghamshire village, this thoughtfully extended four bedroom family home offers generous, well-balanced living spaces and a layout that responds intuitively to modern life.

Inside, a generous hallway sets the tone - calm, connected and designed with flow in mind - while Karndean flooring runs throughout the ground floor, linking each space with quiet consistency. To the front, the sitting room is light-filled and well-proportioned, centred around a gas fireplace that provides a simple, reassuring focal point.

At the rear of the house, a large open-plan kitchen, dining and family room forms the social heart of this gorgeous home. Created by the addition of a full-width rear extension, this beautifully conceived space is enhanced by a partly vaulted ceiling, with three Velux windows drawing in natural light from above. Bifold doors, complete with integrated blinds, open directly onto the garden, encouraging a fluid connection between inside and out. The kitchen is fitted with sleek, minimalist cabinetry and a range of integrated appliances, including a gas hob, oven, fridge, freezer and washing machine.

**Guide price:** £650,000  
**Tenure:** Freehold



A cloakroom completes the ground floor.

Upstairs, there are four bedrooms. The main bedroom suite benefits from a private dressing area and en suite shower room, while the remaining bedrooms are served by a stylishly appointed family bathroom.

Outside, the lawned rear garden is enclosed by brick walls and framed by mature planting, offering a high degree of privacy. A generous paved terrace provides the perfect spot for outdoor dining or entertaining. A side gate leads to a single garage and a partly covered driveway with space for a number of cars.

The location is convenient and well connected, with Brookmead Primary School, the village recreation ground and local shop all within walking distance. The house also falls within the catchment for Aylesbury's grammar schools, while Tring, with its mainline station and broader amenities, is just three miles away.

Practical, well-designed and stylishly finished with a clean, contemporary feel, this is a home with an easy sense of generosity. Although technically semi-detached, it links to the neighbouring property only at first-floor level, with the ground floor entirely detached - a subtle but important distinction that brings a heightened sense of privacy, separation and architectural clarity to the living spaces. Combined with the well-executed ground floor extension - a confident architectural move that adds even more light, volume and versatility - the result is a home that quietly elevates the experience of everyday living. A house not just to live in, but a place to enjoy the way living unfolds..



## Every home tells a story

Whether your property has been interior designed, or crafted by family life over the years, our boutique estate agency sells beautiful, interesting homes and historic properties across Hertfordshire, Buckinghamshire and South Bedfordshire.

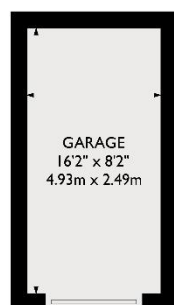
From idyllic cottages out in the country, to mid-century modern in the middle of town, we're proud to be part of bringing your home's story to life.

APPROXIMATE GROSS INTERNAL AREA = 1385 SQ FT / 129 SQ M

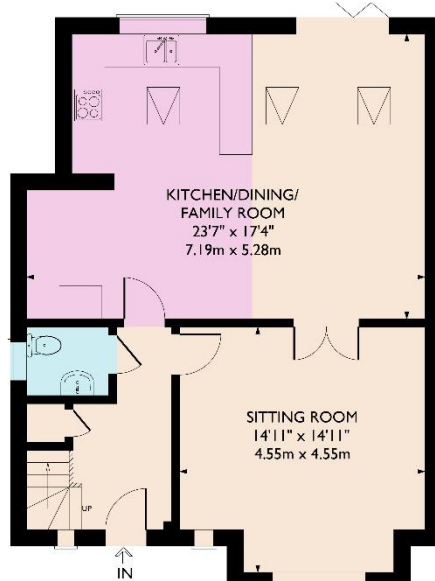
GARAGE = 132 SQ FT / 12 SQ M

TOTAL = 1517 SQ FT / 141 SQ M

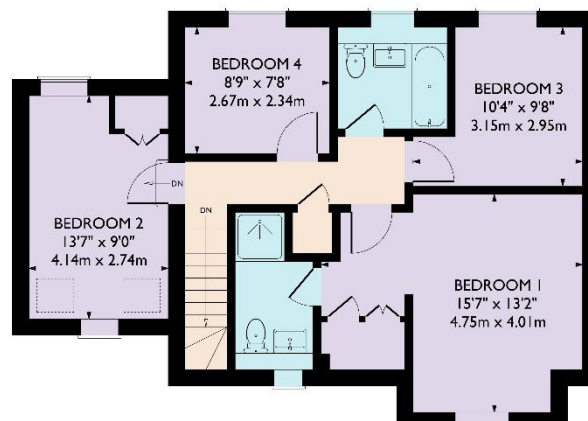
□ = RESTRICTED HEAD HEIGHT  
(< 5 FT)



**GARAGE**  
(NOT SHOWN IN ACTUAL  
LOCATION/ORIENTATION)



**GROUND FLOOR**



**FIRST FLOOR**

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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.

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

Council Tax Band: E

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