



Church Dene White Horse

Whitchurch | Aylesbury | Buckinghamshire | HP22 4JZ



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Williams Properties are delighted to present this newly built three / four bedroom detached property in the village of Whitchurch. The property has been built to a high standard with features including underfloor heating throughout both the ground floor and first floor via energy efficient air source heat pump. Further to this, Aspire classical oak flooring throughout the entrance hall, kitchen and utility room, a porcelain patio and landscaped gardens, full casement windows and aluminium bi-fold doors in both the kitchen and sitting room. The property sits on a corner plot with parking and an oak framed car port to the rear. Viewing is highly recommended on this wonderful home.

Offers in excess of £685,000

- Newly Built Detached House
- Three / Four Double Bedrooms
- BT Full Fibre Broadband Service with Up to 900Mb of Download Speed
- Village Location
- Underfloor Heating Throughout
- Car Port & Parking Space
- Utility, Cloakroom & En Suite
- Set On A No Through Road

Whitchurch

Whitchurch is a very pretty village situated five miles north of Aylesbury and on the A413 heading towards Winslow & Buckingham. The village offers a Primary & Junior school, a church and a public house, whilst more extensive shopping and schooling can be found in Aylesbury, including the Aylesbury Grammar Schools. Rail links with London Marylebone can be found in Aylesbury and from Milton Keynes Central to London Euston.

- Aylesbury approx. 5 miles
- Winslow approx. 5.5 miles
- Leighton Buzzard approx. 9 miles
- Milton Keynes approx. 17 mile

Council Tax

Band F

Local Authority

Buckinghamshire Council

Services

All main services available
Air pump source

Entrance Hall

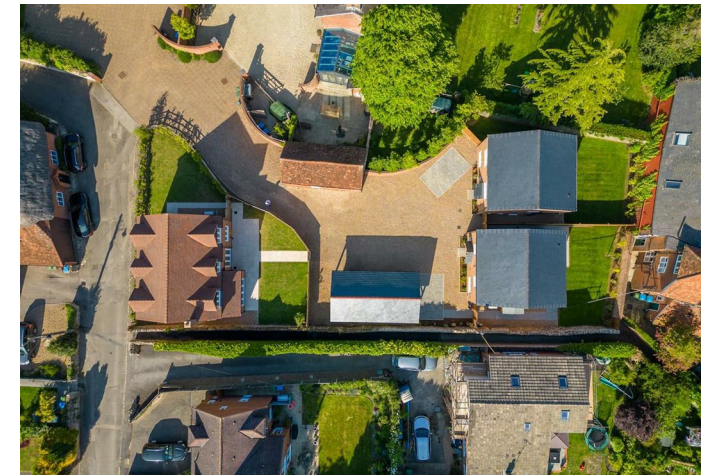
Enter through the front door into the entrance hall consisting of Aspire Classical Oak flooring, stairs rising to the first floor and doors to the study/bedroom, living room, downstairs wc and kitchen/family room.



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The main town of Aylesbury is approximately 5 miles away and offers shopping and social outlets as well as a cinema and theatre, and a host of schools. The property is in the catchment area for the popular Aylesbury Grammar Schools. Also based in Aylesbury is a mainline train station linking the town to London Marylebone in under 1 hour.



Study / Fourth Bedroom

Study consists of a window to the front aspect, light fitting to ceiling and wall mounted radiator. Space for a double bed and other bedroom furniture or alternatively a range of office furniture.

Downstairs WC

Downstairs wc comprises a low level wc, hand wash basin unit, heated towel rail, Aspire Classical Oak flooring and a frosted window to the side aspect.

Living Room

Living room consists of bi folding doors leading out to the rear garden, window to the side aspect, open fireplace, light fitting to ceiling and wall lights. Ample space for a sofa suite and other living room furniture.

Kitchen / Family Room

Kitchen / family room consists of a range of wall and base mounted units with Quartz worktops, inset sink bowl unit with mixer tap and window over, inset ceramic hob, oven and extractor fan. Integrated fridge/freezer and dishwasher. Recess spotlights, Aspire Classical Oak flooring, bi folding doors leading out to the rear garden, door to the utility. Space for a large dining table set or sofa suite.

Utility

Utility consists of a range of base mounted units with a Quartz worktop, inset sink bowl unit with mixer tap and window over, space for washing machine and tumble dryer. Aspire Classical Oak flooring and door to the side garden.

First Floor

Doors to all three bedrooms, bathroom and cupboard.

Bedroom One & En Suite

Bedroom one consists of a window to the rear aspect, light fitting to ceiling and wall mounted radiator. Space for a king/double bed and other bedroom furniture. Door to the en suite. En suite comprises a low level wc, hand wash basin unit and enclosed shower cubicle. Heated towel rail, recess spotlights and a frosted window to the front aspect.

Bedroom Two

Bedroom two consists of a window to the front aspect, light fitting to ceiling and wall mounted radiator. Space for a king/double bed and other bedroom furniture.

Bedroom Three

Bedroom three consists of a window to the rear aspect, light fitting to ceiling and wall mounted radiator. Space for a king/double bed and other bedroom furniture.

Bathroom

Bathroom consists of a four piece suite including a low level wc, hand wash basin unit, panelled bathtub with shower attachment and enclosed shower cubicle. Heated towel rail, recess spotlights and a frosted window to the rear aspect.

Front Garden

Front and side garden with lawn laid, plants and gated access to the rear garden.

Rear Garden

South facing rear garden with a porcelain patio area and pathway, laid lawn to the remainder and gated access to the car port and parking space.

Parking

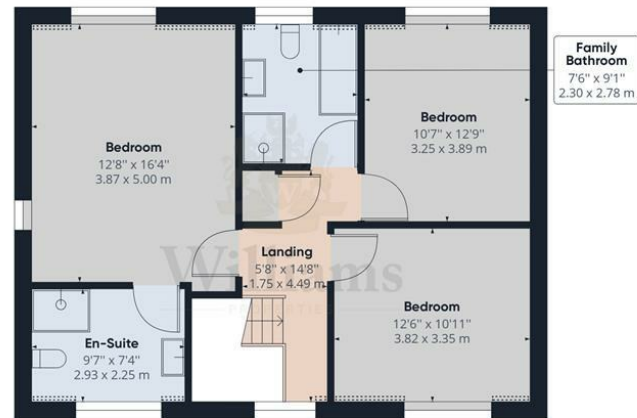
Car port and parking space to the rear of the property.

Buyer Notes

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A	88	96
(81-91) B			
(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		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(82 plus) A		
(61-81) B			
(39-60) C			
(19-59) D			
(1-18) E			
(1-18) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



Approximate total area⁽¹⁾

150.2 sq m

1617 sq ft

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.