



The Pines White Horse

Whitchurch | Aylesbury | Buckinghamshire | HP22 4JZ



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LAST ONE REMAINING Williams Properties welcome to the market this stunning newly built detached house, set in the sought after village of Whitchurch. Accommodation consists of an entrance hall, downstairs cloakroom, fitted kitchen with integrated appliances, utility, lounge/diner, underfloor heating throughout the ground floor, three double bedrooms, family bathroom & en-suite shower room. Outside offers a south facing rear garden, oak framed car port and driveway parking. Viewing is highly advised on this modern home.

Asking price £575,000

- *Last One Remaining*
- Three Double Bedrooms
- Car Port & Parking
- South Facing Garden
- Underfloor Heating
- New Build Detached House
- En Suite & Downstairs WC
- Set On A No Through Road
- Fitted Kitchen & Bathroom
- BT Full Fibre Broadband Service with Up to 900Mb of Download Speed

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 TBC

Local Authority

Buckinghamshire Council

Services

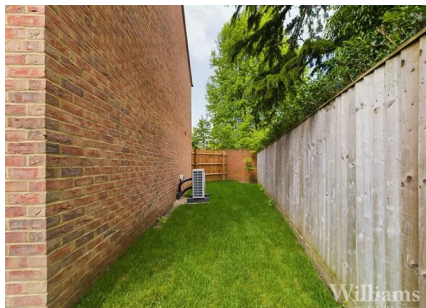
All main services available

Entrance Hall

Enter through the front door into the entrance hall with doors to the downstairs wc, utility, kitchen and lounge/diner. Stairs rise to the first floor.



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.



WC

WC comprises a hand wash basin unit, low level wc, heated towel rail and window to the side aspect.

Utility

Utility consists of a base mounted unit with Quartz worktop, space for washing machine and tumble dryer. Storage cupboard and door to the side of the property.

Kitchen

Kitchen consists of a range of wall and base mounted units with Quartz worktops, breakfast bar, inset sink bowl unit with mixer tap and window over and integral appliances.

Lounge / Diner

Lounge/diner consists of windows to the rear aspect, French doors leading out to the garden and space for a sofa suite, dining table set and other furniture.

First Floor

Doors to all three bedrooms and bathroom. Access to the loft space.

Master Bedroom & En Suite

Bedroom consists of a window to the rear aspect, wall mounted radiator, light fitting to ceiling and door to the en suite. Space for a king size bed and other bedroom furniture. En suite comprises a hand wash basin unit, low level wc, walk in shower, heated towel rail, spotlights to ceiling and a frosted window.

Bedroom

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

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Bathroom

Bathroom comprises a low level wc, hand wash basin unit, panelled bathtub with shower attachment and screen, tiling to splash sensitive areas, heated towel rail, spotlights to ceiling and a frosted window.

Rear Garden

Fully enclosed South facing garden with a paved patio area, gravelled area and grass laid to the remainder. Gated access to the front of the property.

Parking

Block paved driveway with car port.

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	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A		85	92	(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



Floor 0



Floor 1



Approximate total area⁽¹⁾

106.75 sq m

1,149 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 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.

GIRAFFE360



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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.