



Aylesbury Road

Bierton | Aylesbury | Buckinghamshire | HP22 5BS



**Williams**  
PROPERTIES

# Aylesbury Road

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Williams Properties are delighted to welcome to the market this remarkable five bedroom detached family home in the sought after village of Bierton, Aylesbury. The property comprises an entrance hall, living room, snug, office, open plan kitchen/dining/family room, downstairs wc, utility, five bedrooms, three en suite bathrooms and a family bathroom. To the front there is a driveway with space for multiple vehicles and garage, to the rear there is a generous landscaped garden. Viewing comes highly recommended.

Guide price £1,100,000

## Bierton

Bierton village has two public houses, a large church, playing fields and a very sought after village school. The nearby market town of Aylesbury provides a full range of commercial, shopping and leisure facilities as well as Grammar Schools. For those wishing to commute to the City, a main line station to London Marylebone can be found in Aylesbury and has a journey time of approx. 55 minutes. Alternatively, for those travelling by car the M25 can be reached via the A41 bypass at Tring or the M40 which can be accessed either at Beaconsfield or Thame. Primary & Junior School - Bierton CoE & Secondary Schools - The Grange & Aylesbury Grammar Schools

## Council Tax

Band F

## Local Authority

Buckinghamshire Council

## Services

All main services available

## Entrance Hall

Enter through the front door into the entrance hall with Karndean flooring, spotlights and light pendant to ceiling, underfloor heating, stairs rising to the first floor and doors to the open plan kitchen/family area, snug, office and downstairs cloakroom.

## Office

Office consists of a bay window to the front aspect, Karndean flooring, light fitting to ceiling, underfloor heating, built in storage cupboards and space for a range of furniture.

## Snug

Snug consists of a window to the front aspect, carpet laid to floor, light fitting to ceiling, underfloor heating and space for a range of furniture.





- Desirable Village Location
- Detached Family Home
- Fantastic Landscaped Garden
- Good Road Links
- Five Bedrooms
- Three En Suite Bathrooms
- Large Driveway & Garage
- Viewing Highly Recommended

**Downstairs Cloakroom**

Comprising a low level wc, hand wash basin unit, underfloor heating and privacy window.

**Open Plan Kitchen / Living / Family Area**

Kitchen consists of a range of wall and base mounted units with worktops, inset double sink bowl unit with mixer tap and window over, space for a range style cooker, splashback and overhead extractor fan, space for an American style fridge freezer, kitchen island with space for a number of bar stools. Underfloor heating, sky lights to ceiling, Karndean flooring throughout and spotlights and light pendants to ceiling. Dining/family area consists of two sets of bi folding doors leading out to the rear garden and space for a dining table set, sofa set and a range of other furniture.

**Living Room**

Living room consists of carpet laid to floor, spotlights to ceiling, underfloor heating, window overlooking the garden and space for a large sofa set and other furniture.

**Utility**

Utility comprises a range of wall and base mounted units with worktop, inset sink bowl unit, space for washing machine and tumble dryer, underfloor heating, spotlights to ceiling, Karndean flooring and a door leading out to the side of the property.

**First Floor**

Carpeted first floor landing with spotlights and light pendant to ceiling, radiator, windows to the front aspect and doors to all five bedrooms and family bathroom. Access to the loft.

**Bedroom & En Suite**

Bedroom consists of a window to the rear aspect, built in wardrobes, carpet laid to floor, spotlights to ceiling and space for a king size bed and other furniture. En suite is fully tiled and comprises a low level wc, double hand wash basin unit, enclosed shower cubicle, heated towel rail, spotlights to ceiling, underfloor heating and frosted window.



The property is located a short walk away from Bierton C of E Infant School, The Lounge India restaurant and Bierton Golf Range which has the popular Bay 19 bar & restaurant. A bus route serves the area and there are excellent road links.



**Bedroom & En Suite**

Bedroom consists of a window to the front aspect, built in wardrobes, carpet laid to floor, light fitting to ceiling, radiator and space for a double bed and other furniture. En suite is fully tiled and comprises a low level wc, hand wash basin unit, enclosed shower cubicle, heated towel rail, spotlights to ceiling, underfloor heating and frosted window.

**Bedroom & En Suite**

Bedroom consists of a window to the front aspect, carpet laid to floor, light fitting to ceiling, radiator and space for a double bed and other furniture. En suite is fully tiled and comprises a low level wc, hand wash basin unit, enclosed shower cubicle, heated towel rail, spotlights to ceiling, underfloor heating and frosted window.

**Bedroom**

Bedroom consists of a window to the rear aspect, carpet laid to floor, light fitting to ceiling, radiator and space for a double bed and other furniture.

**Bedroom**

Bedroom consists of a bay window to the front aspect, carpet laid to floor, light fitting to ceiling, radiator and space for a double bed and other furniture.

**Family Bathroom**

Bathroom is fully tiled and comprises a standalone bathtub with shower attachment, low level wc, hand wash basin unit, heated towel rail, enclosed shower cubicle, spotlights to ceiling, underfloor heating and a frosted window.

**Rear Garden**

Landscaped rear garden with a paved patio area and pathway leading to an additional patio area, expanse of lawn laid with plants, bushes and trees, garden shed, all fully enclosed with timber fencing. Gated access to the front. Two garden rooms with light, power, heating, extra storage space and space for a range of uses.

**Garage & Parking**

Block paved driveway with parking for multiple vehicles. Garage with light and power. Gravelled area with blossom trees and shrubs.

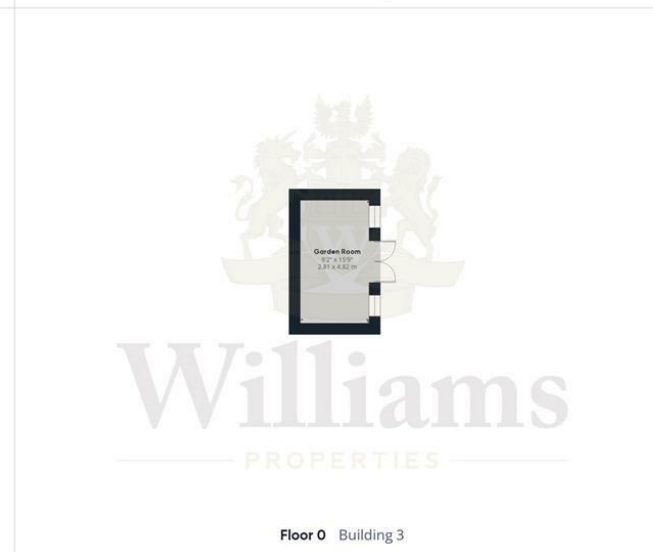
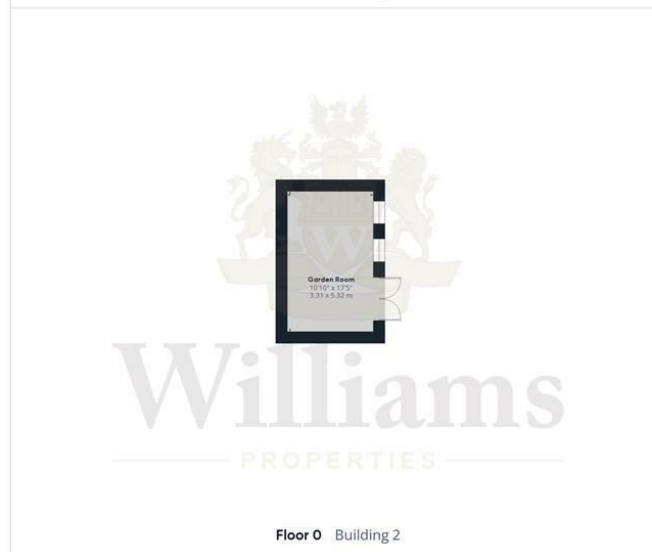
**Buyer Notes**

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





**Approximate total area<sup>(1)</sup>**  
2999.65 ft<sup>2</sup>  
278.68 m<sup>2</sup>

**Reduced headroom**  
25.49 ft<sup>2</sup>  
2.37 m<sup>2</sup>

(1) Excluding balconies and terraces.

(2) 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.

GIRAFFE 360



Williams Properties  
8-10 Temple Street  
Aylesbury  
Buckinghamshire HP20 2RQ

Email: aylesbury@williams.properties  
Web: www.williams.properties  
Tel: 01296 435600

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.