



Burcott Lane

Bierton | Aylesbury | Bucks | HP22 5AU



**Williams**  
PROPERTIES



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Welcome to this charming period property located in the picturesque village of Bierton. This property benefits from three reception rooms, kitchen, three bedrooms and bathroom. This house exudes character and charm, offering a unique living experience. Outside there is a landscaped garden, garage & off road parking.

£500,000

- Village Location
- Three Bedroom House
- Garage & Parking
- Period Property
- Character Features Throughout
- Good Road Links

## 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 E

## Local Authority

Buckinghamshire Council

## Services

All main services available

## Entrance Hall

Enter through the front door into the entrance hall with doors to the kitchen, cloakroom and dining room.





There are excellent road and transport links from the village, with the A418 running through Bierton towards Milton Keynes. A bus route provides the village with regular services into Aylesbury, surrounding towns and villages.



### Kitchen

Dual aspect kitchen with a range of wall and base mounted units, worktops, inset one and half sink bowl unit, range style cooker with overhead extractor and splashback, space for fridge/freezer and washing machine. Door to the living room.

### Living Room

Living room consists of windows to the rear aspect, brick built fireplace, wood flooring, radiator, door to the dining room and stairs rising to the first floor. Space for a sofa suite and other furniture.

### Dining Room

Dining room consists of dual aspect windows, wood flooring, radiators and space for a dining table set. Doors to the sunroom.

### Sunroom

Sunroom consists of windows to the surround, radiator, tiled flooring and space for a range of furniture. Doors leading out to the garden.

### First Floor

Doors to all bedrooms and bathroom. Loft access.

### Bedroom

Bedroom consists of a window to the front aspect, built in wardrobe, carpet laid to floor, radiator and space for a double bed and other furniture.

### Bedroom

Bedroom consists of a window to the front aspect, built in wardrobe, carpet laid to floor, radiator and space for a double bed and other furniture.

### Bedroom

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

### Bathroom

Bathroom comprises a pedestal hand wash basin, wc, bathtub with shower and screen, tiling to splash sensitive areas, heated towel rail and frosted window.

### Garden

Landscaped garden with multiple patio areas and grass laid to the remainder, with established trees and shrubs. Garden shed and a courtesy door to the garage.

### Garage & Parking

Garage with light and power, off road parking in front of the garage.

### 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 <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A				(02 plus) A			
(81-91) B			83	(01-01) B			
(69-80) C				(00-00) C			
(55-68) D				(00-00) D			
(39-54) E			46	(00-04) E			
(21-38) F				(11-38) F			
(1-20) G				(11-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	





<b>Approximate total area<sup>(1)</sup></b> 1229.58 ft <sup>2</sup> 114.23 m <sup>2</sup>	
<b>Reduced headroom</b> 42.27 ft <sup>2</sup> 3.93 m <sup>2</sup>	
<small>(1) Excluding balconies and terraces.</small>	
<small>[ ] Reduced headroom (below 1.5m/4.92ft)</small>	
<small>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</small>	
<b>GIRAFFE 360</b>	



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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.