



Rowsham Road

Bierton | Aylesbury | Buckinghamshire | HP22 5DZ



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Plot 1,2 & 3 with one En-suite bedroom starting from £775,000 - Plot 4 / Plot 5 (Show home as advertised) fully upgraded with two En-suite bedrooms priced at £820,000. Williams Properties are pleased to welcome to the market a select development of five 4 bedroom detached properties set in a sought after village. Built to a high specification and thoughtfully designed to combine modern and country living. Plot 4 & Plot 5 are available for viewing now. Please contact us to arrange a viewing on this ideal family home.

Prices from £775,000

- Prices Start From £775,000
- Select Development of Five Properties
- Village Location
- Two En Suite Bathrooms
- 10 Years Building Warranty
- Garage & Parking
- Plot 4 & 5 Available to View
- Front And Rear Views

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 TBC

Local Authority

Buckinghamshire Council

Services

Air source heat pump
Mains water
Mains electric
Mains drainage

Entrance Hall

Doors to the guest cloakroom, living room, kitchen/diner, under stairs cupboard and stairs rising to the first floor.

WC

Comprises a low level wc and a hand wash basin. Window to the front aspect.



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Kingsfield Meadow, located in the village of Bierton combines country life with modern living. Nearby market town of Aylesbury provides the convenience of retail and leisure facilities.



Living Room

The living room consists of carpet laid to floor, window to the front aspect, space for a sofa suite and a range of furniture.

Kitchen / Dining / Family Area

This high spec open plan kitchen/dining consists of a range of wall and base mounted units with granite worktops, inset porcelain sink with mixer tap, a show piece kitchen island with granite tops providing more storage beneath and has space for bar stools. There is an American fridge freezer, double ovens and built in washing machine, dishwasher, induction hob and extractor fan, luxury integrated light up pantry, caridean flooring throughout, spotlights to ceiling, bi folding doors opening out to the beautifully landscaped garden and space for a dining set and other desired furniture. This is a great space for family living.

First Floor

Stairs rising to the first floor with carpet laid to floor and doors to all four bedrooms and family bathroom.

Master Bedroom & En Suite

The master bedroom consists of a walk through dressing area opening out to the master bedroom, with space for a super king bed and other bedroom furniture with a window overlooking the front aspect with beautiful field views. The master bedroom features a stylish En-suite comprising tiling to splash sensitive areas, a low level w/c, hand wash basin with storage and an illuminated mirror and double shower cubicle with built in lighted shelving with a window opening out the front aspect.

Bedroom Two & En Suite

Bedroom Two consists of a window to the front aspect with field views, carpet laid to floor and allows space for a king size bed and other bedroom furniture and a stylish fitted en suite bathroom tiling to splash sensitive areas with low level wc, hand wash basin and double walk in double shower cubicle.

Bedroom Three

Bedroom consists of a window to the rear aspect offering beautiful field views carpet laid to floor and space for a king size bed and other bedroom furniture.

Bedroom Four

Bedroom consists of a window to the rear aspect overlooking beautiful field views, carpet laid to floor and space for a double bed and other bedroom furniture.

Family Bathroom

This eye catching family bathroom features tiling to splash sensitive areas, a low level WC, hand wash basin with storage and illuminated mirror and panelled bathtub and a separate single shower cubicle.

Rear Garden

The enclosed rear garden backing onto fields featuring a large patio area and lawn laid to the remainder with gated access leading to the front of the property and to the rear of the garden installed low fencing allowing you to soak up the views.

Garage & Parking

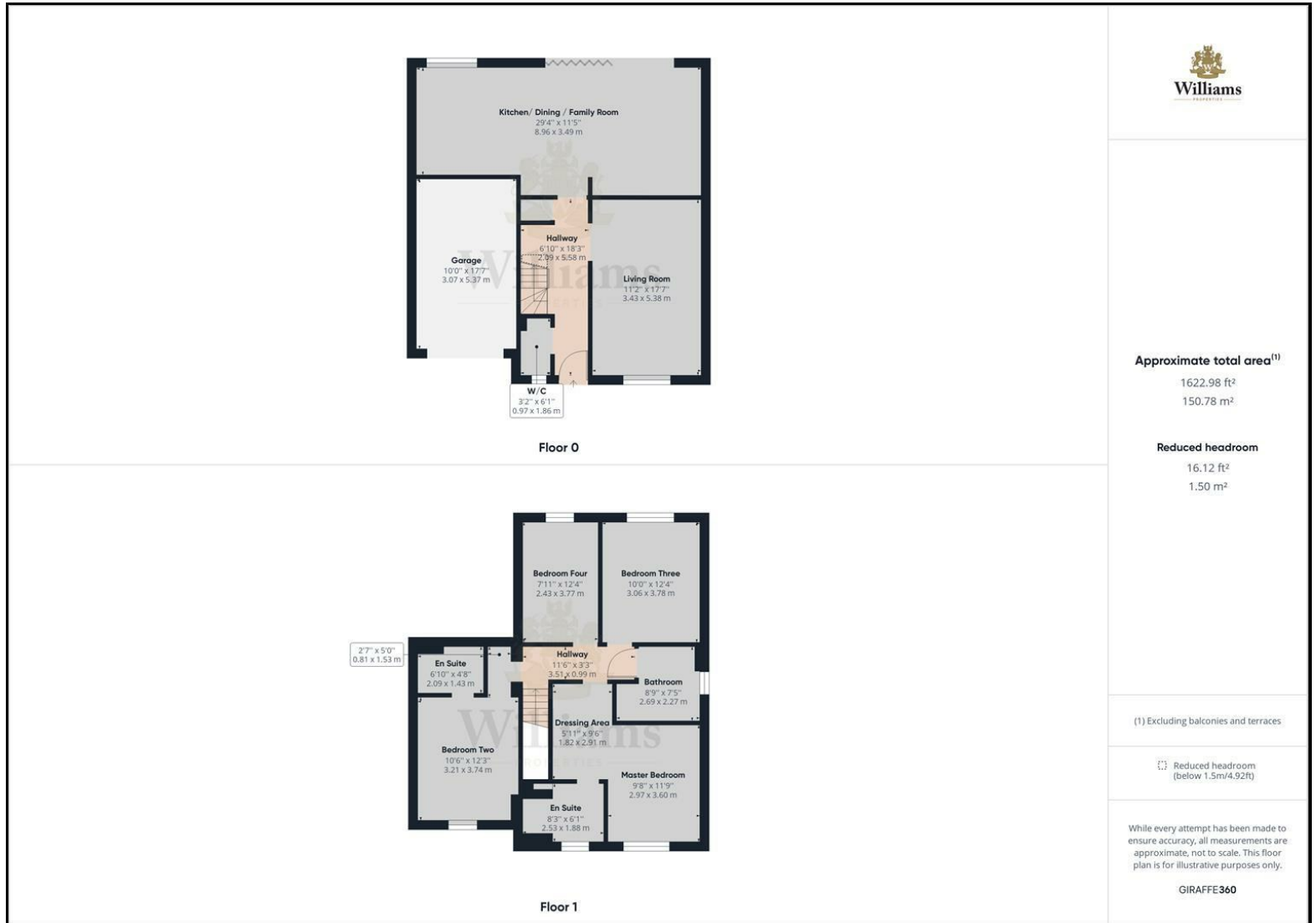
Garage with light and power and an electric up and over door and driveway parking for multiple cars.

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			
(92-100) 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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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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.