



Burcott Lane

| Berton | Buckinghamshire | HP22 5AU



Williams  
PROPERTIES



# Burcott Lane

| Birtton | Buckinghamshire | HP22 5AU

Williams Properties would like to welcome to the market this beautiful detached 4 bedroom house situated in a beautiful location of Birtton. The property boasts expansive rear garden featuring a swimming pool. Accommodations comprise a large entrance hall, kitchen/ diner, utility room, downstairs shower room, two reception rooms, large kitchen diner, four great size bedrooms, ensuite and dressing room to the master and a further family bathroom. There is potential use for some of the space within to be used as an annex. Viewing comes highly recommended on this fantastic family property.

Price £875,000

- Detached Property
- Village Location
- Generous Garden
- Garden Gym
- Four/ Five Bedroom House
- Swimming Pool
- Annex potential
- Close to Amenties

## Birtton

Birtton 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 - Birtton CoE & Secondary Schools - The Grange & Aylesbury Grammar Schools

## Council Tax

Band F

## Local Authority

Buckinghamshire Council

## Services

All main services available

## Entrance Hall

Doors to the utility room, living room, kitchen/diner and stairs rising to the first floor.

## Kitchen / Diner

The open plan kitchen/dining consists of a range of wall and base mounted units with granite worktops, inset porcelain sink with mixer tap, There is a built in fridge and freezer, double ovens and built in washer dryer, dishwasher, induction hob and extractor fan, tiled 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.



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



### Living Room

The living room consists of carpet laid to floor , doors leading to the entrance hall, double doors leading into the kitchen diner and bi-folding doors opening out to the rear aspect garden There is a working fireplace and space for a sofa suites and a range of other living room furniture.

### Master Suite

This a a generous size master bedroom consisting of a walk through dressing area opening out to the master bedroom and a door leading to the ensuite , with space for a super king bed and other bedroom furniture with a window over looking the rear aspect with beautiful garden views. The master bedroom features an en suite comprising tiling to splash sensitive areas, a low level w/c, hand wash basin and Double shower cubicle with a window opening out the front aspect .

### Bedroom Two

Bedroom Two consists of a window to the Rear aspect with garden views, carpet laid to floor and allows space for a super king size bed and other bedroom furniture.

### Bedroom Three

Bedroom Three consists of a window to the Rear aspect with garden views, carpet laid to floor and allows space for a super king size bed and other bedroom furniture.

### Bedroom Four

Bedroom Four consists of a window to the Front aspect , built in wardrobe, carpet laid to floor and allows space for a double bed and other bedroom furniture.

### Family Bathroom

The family bathroom features tiling to splash sensitive areas , a low level w/c, hand wash basin with storage and oval panelled bathtub, tiles laid to floor and a window to the front aspect.

### Annex Room

This is a fantastic multi purpose room , currently used for a second reception room but is an ideal set up for a further bedroom if needed , this layout allows you to make use as part of the main house but makes an ideal annex if you wish. This room is set to the front of the property with double aspect windows to the front and side aspect with carpet laid to floor and spot lighting to the ceiling.

### Utility Room

The Utility consists of tiles laid to floor and a range wall mounted units and roll top worktop, inset sink bowl unit with mixer tap, space for washing machine and tumble dryer and a American fridge freezer. doors leading into the annex room, shower room and entrance hall. window to the side aspect.

### Shower Room

Shower room is tiled to splash sensitive areas and comprises of a low level w/c, hand wash basin, tiles laid to the floor and enclosed double shower cubicle. Frosted window to the side aspect and two storage cupboards one hosing the hot water cylinder.

### Rear Garden

Fantastic mature landscaped rear garden with a large patio overlooking expanse of lawn with bushes, trees and plants. there is an outbuilding currently used for a gym with an adjoining storage shed. There is a further patio area featuring a swimming pool perfect for families to enjoy.

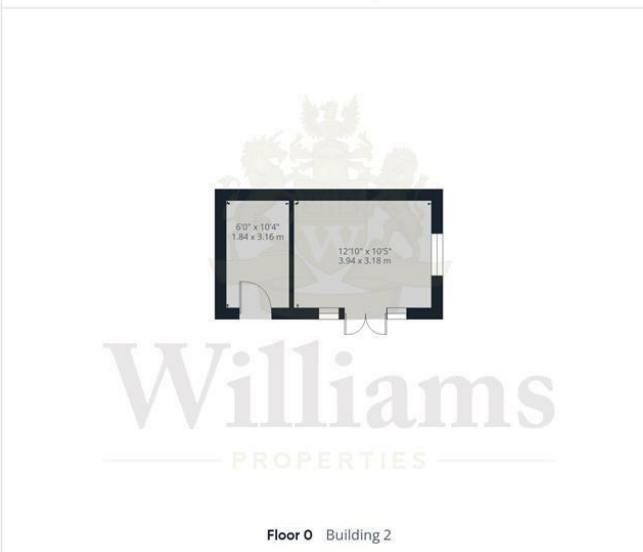
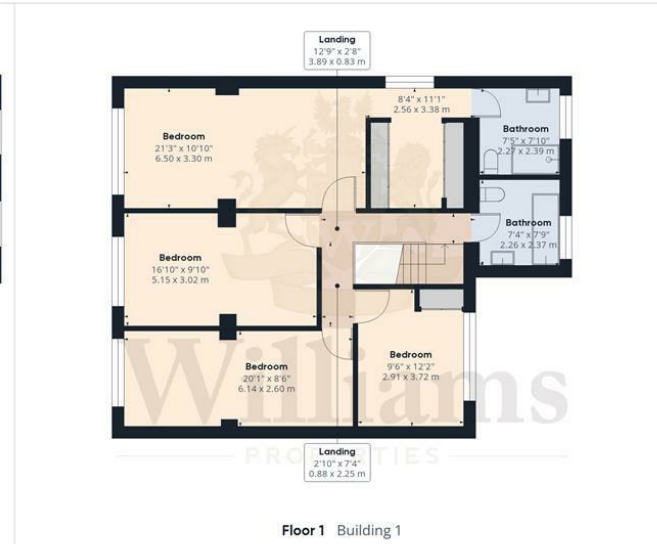
### Buyer Notes

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.

### Parking

There is driveway parking to the front offering space for a number of vehicles

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 plus) A				(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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



**Approximate total area<sup>(1)</sup>**  
 2392.1 ft<sup>2</sup>  
 222.23 m<sup>2</sup>

**Reduced headroom**  
 14.02 ft<sup>2</sup>  
 1.3 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.

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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.