



Williams

PROPERTIES



Upton, Aylesbury

Nestled in the peaceful hamlet of Upton, this appealing parcel of land—measuring approximately 2.4 acres — presenting a rare opportunity to acquire a substantial slice of Buckinghamshire's picturesque countryside. Positioned along the sought-after and serene Upton Road, the land enjoys scenic views of open fields and charming period homes, beautifully reflecting the character of traditional village life.

This plot is ideal for a variety of private or recreational uses. Its considerable depth and sense of seclusion add to its appeal, set within a predominantly residential and agricultural landscape that combines rural tranquility with convenient proximity to local amenities.

This is a rare chance to secure a generous and character-rich plot in one of Buckinghamshire's most desirable rural locations.

£100,000

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
101-125 A			101-115 A		
81-100 B			81-95 B		
61-80 C			61-80 C		
41-60 D			41-55 D		
21-40 E			21-35 E		
1-20 F			1-15 F		
0-20 G			0-15 G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Land Utpon Road

Upton | Aylesbury | Buckinghamshire | HP17 8UE

Upton

Situated within the historic parish of Dinton-with-Ford and Upton, the area is rich in heritage and community spirit. The nearby village of Dinton offers a well-regarded primary school, a friendly local pub, and access to stunning countryside walks through the Chiltern Hills. The market town of Aylesbury is just a short drive away, offering a wide range of services and direct rail links to London.

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.

8-10 Temple Street, Aylesbury
Buckinghamshire HP20 2RQ
t: 01296 435600
e: aylesbury@williams.properties
www.williams.properties



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