



Honeyburge

Boarstall | Aylesbury | Buckinghamshire | HP18 9UT



# Honeyburge

Boarstall | Aylesbury | Buckinghamshire | HP18 9UT

Williams Properties are delighted to present to the market this charming 4 bed semi-detached property in the hamlet of Honeyburge on the Oxfordshire/Buckinghamshire border, this delightful home offers wonderful opportunity to enjoy picturesque field views. We strongly advise an internal viewing of this property to appreciate the size and scope it offers a growing family.

Price guide £575,000

## Boarstall

Set in the charming hamlet of Honeyburge ideally located between Brill, Horton-Cum-Studley, Oakley, and Boarstall this location is celebrated for its scenic countryside walks, breathtaking landscapes, and convenient access to the desirable market town of Thame, Bicester, and the historic city of Oxford. Families will particularly appreciate the prime positioning within the catchment areas for a highly regarded primary schools in Oakley and catchment to three outstanding Grammar Schools.

## Council Tax

Band D

## Local Authority

Buckinghamshire Council

## Services

Mains Electric  
Bio Cesspit  
Oil Heating Services  
Gigaclear fibre





- Versatile Living Spaces
- Stunning Field Views
- Catchment to Oakley Primary and Aylesbury Grammar Schools
- Hamlet Location
- Charming Semi-Detached Four Bedroom Home
- Private Driveway Providing Ample Parking
- Generously Sized Garden

#### Living Room

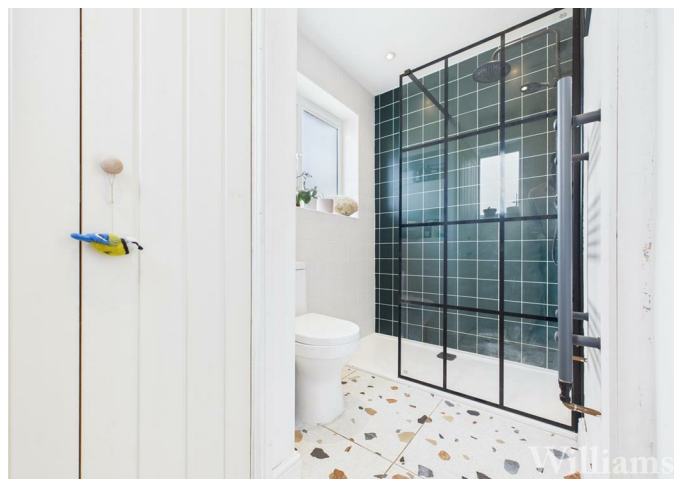
This lounge is located to the front of the property and features engineered Oak Flooring, a pendant light to the ceiling, feature fireplace, a window to the front aspect with stunning field views, a wall mounted radiator, two doors ways leading to the kitchen/ Dining / living area and ample space for lounge furniture.

#### Kitchen Dining Area

This open plan kitchen / living area is the majority of the ground floor area and features engineered Oak wood flooring throughout, two wall mounted radiators, a stable door to the side aspect, two sliding bi-folding doors to the rear garden patio, a range of pendant lights to the ceiling. The kitchen features a breakfast bar with an inset sink and mixer tap, a range of wall and base mounted units featuring integrated oven and grill, electric hob, extractor, space for a dishwasher and microwave, with space for other white goods such as a fridge / freezer and large pantry cupboard and under the stair's cupboard for storage. Space to the remainder of the room for dining and living room furniture.

#### W/C & Shower Room

This Shower room features tiled flooring, a frosted window to the front and side aspect, tiling floor to splash sensitive areas, a low-level W/C with integrated inset sink, and spotlights to the ceiling. Including a utility cupboard with a sliding door, equipped with plumbing, electrical outlets, ventilation, and storage for a washing machine and tumble dryer.



Located in the desirable Hamlet of Boarstall, this delightful 4 semi-detached home offers a wonderful opportunity to enjoy picturesque field views.



**Bedroom**

This bedroom is located at the front of the property with stunning field views and features original exposed wooden flooring, a wall mounted radiator, two bespoke fitted wardrobes, window to the front aspect, pendant light to the ceiling and space for a double bed and other bedroom furniture.

**Bedroom / Office**

This bedroom / office is located at the front of the property which features original exposed wooden flooring, a wall mounted radiator, window to the front aspect with stunning field views, pendant light to the ceiling and space for a double bed and other bedroom furniture.

**Bedroom**

This bedroom is located at the rear of the property featuring exposed wooden flooring, a wall mounted radiator, window to the rear aspect with Garden and field, pendant light to the ceiling and space for a double bed and other bedroom furniture.

**Bedroom**

This bedroom is located at the rear of the property featuring exposed wooden flooring, a wall mounted radiator, window to the rear aspect with Garden and field view, bespoke fitted triple wardrobe, pendant light to the ceiling and space for a double bed and other bedroom furniture.

**Family Bathroom**

This family bathroom features tiled walls around the bath, a heated towel rail, tiled flooring, a low level w/c, frosted window to the side aspect, hand wash basin with a mixer tap inset into a vanity unit and a panelled bathtub with an overhead shower and mixer tap.

**Garden**

This enclosed rear garden features a decking area plenty of space for garden furniture, grass lawn laid to the remainder and a summer house/ Shed with power for storage to the rear of the garden and a vegetable patch with 4 raised beds. The garden backs onto fields and provides stunning views.

**Parking**

The property features a driveway with parking space for multiple vehicles at the front, along with additional parking options on the side of the property. This setup includes an EV charger, making it convenient for electric vehicle owners.

**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 plus) A                                 |  |                         |           | (92 plus) A                                                     |  |                         |           |
| (81-91) B                                   |  |                         | 82        | (81-91) B                                                       |  |                         |           |
| (69-80) C                                   |  |                         |           | (69-80) C                                                       |  |                         |           |
| (55-68) D                                   |  |                         |           | (55-68) D                                                       |  |                         |           |
| (39-54) E                                   |  | 56                      |           | (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 |           |



AUX ELEVES DES ECOLES  
IL EST DEFENDU  
DE CRACHER A TERE  
DE MOULER DES DOIGTS DANS  
LA BOITE  
D'INTRODUCTION DANS SON ORILLE  
D'EMETTER LES ANCHURES DE CIL  
D'ESTIMER DANS LA BOITE  
DE TENDRE DANS LA BOITE

Williams



Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
 1263 ft<sup>2</sup>  
 117.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. This floor plan is intended for illustration 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.