



The Roof Tops, Ashendon, Buckinghamshire,
HP18 0HB

Guide Price £775,000

RB REASTON BROWN

A Versatile Four Bedroom Home with Outstanding Views on the Edge of a Picturesque Village of Ashendon. Benefits From Garage and Parking for Several Vehicles. Over 2100Sq Ft.

The Roof Tops is a spacious and flexible property enjoys stunning countryside views and well-proportioned accommodation throughout.

Upon entering, you are welcomed into a generous, light-filled hallway offering access to all principal rooms. The property has a neutral décor palette throughout, enhancing the sense of space and light. The open-plan living/dining room is particularly striking, bright and inviting, it features steps down into the main living area with a feature gas fireplace and French doors that lead out onto the patio, framing the breathtaking views beyond.

The kitchen is a well-designed space with a picture window showcasing far-reaching views. It features solid base and wall units, a five-burner gas hob, a built-in Bosch oven and grill, and a double sink. There is ample space for an American-style fridge-freezer. Adjoining the kitchen is a generous utility room with a sink, space for a dishwasher and tumble dryer, and a large storage cupboard.

The hallway leads to four well-sized bedrooms. The principal bedroom includes French doors opening to the patio, a walk-in wardrobe, and a spacious en suite bathroom. Bedroom two is a large double with space for a triple wardrobe, while bedrooms three and four are front-facing, one with built-in wardrobes, the other currently used as a study. A family bathroom with a white suite, including bath and power shower, completes the accommodation. The property is completed with a neatly appointed cloakroom.

Outside, the property benefits from a landscaped front garden with driveway parking for multiple vehicles and a detached double garage. Side access leads to the rear garden, where you can enjoy truly spectacular open views—a perfect space for entertaining or relaxing.

EPC: G Council Tax D Oil Fired Central Heating, Calor Gas Cooker. Freehold

Situation

Ashendon is a charming village situated on a hilltop, adorned with picturesque cottages and old farmhouses that offer breathtaking views of the Aylesbury plain. In close proximity to Ashendon, there are several market towns and villages that boast a wealth of historical and captivating attractions. Notable places to explore include Waddesdon Manor, Claydon House, and the Quainton Steam Railway. For convenient transportation, Thame Parkway Station is located approximately 5 miles away, while Aylesbury is about 11 miles distant. Both stations offer fast and convenient train services, with direct routes to London Marylebone in less than 35 minutes. The A41 road provides easy access to Aylesbury, Bicester, and the M40 network.

The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their Surveyor or Solicitor.





