



Lillywhite Paddock, Plot 1 Oxford Road,
Dinton, Buckinghamshire,
HP17 8TX

Guide Price £1,050,000

RB REASTON BROWN

An Exceptional Detached New Build Home Set on a 0.25 Acre Plot, Offering Four Bedrooms, Luxury Finishes, a South-Facing Garden and the Peace of Mind of a 10-Year Builder's Warranty. No Onward Chain.

Upon entry, a light and welcoming reception hallway leads to the heart of the home - a magnificent open-plan kitchen, dining and family room. This beautifully appointed space features double doors opening directly onto the south-facing patio, extending the living area seamlessly outdoors. The kitchen is fitted with Neff, two double ovens, induction hob, integrated dishwasher, fridge, freezer and wine cooler. Quartz worktops complement the bespoke cabinetry, while herringbone-pattern luxury vinyl flooring and underfloor heating run throughout. A beautifully designed boot room features bespoke fitted cupboards and seating, while the adjoining utility room includes integrated storage, a sink, and laundry appliances. This practical space provides direct access to both the rear garden and double garage, making it ideal for family living.

Glazed doors flow through to a dual aspect sitting room with log burner and custom-built media wall, creating a warm yet sophisticated living area flooded with natural light. The ground floor is completed by a contemporary cloakroom with WC, shower, and heated chrome towel rail.

Ascending the bespoke oak staircase, the first floor features four well-proportioned bedrooms. The principal bedroom enjoys a rear aspect with views of the Chilterns and includes a luxurious en-suite with large rainfall shower. Bedrooms two, three & four are served by a stylish family bathroom offering both a freestanding bath and separate shower. Underfloor heating continues to the bathrooms, with neutral carpets throughout the bedrooms and landing.

Externally, the property offers landscaped front gardens laid to shingle with lawned areas, ample parking, and access to a double garage with electric door. The rear garden, approaching a quarter of an acre, enjoys a true south-facing aspect, laid to lawn and bordered by laurel hedging and mature trees, creating a private setting with outstanding Chiltern views. The property features oak doors throughout, acoustic internal walls, underfloor heating, and an efficient air source heat pump, and comes with a 10-year Build-Zone builder's warranty. A further two plots to the rear are planned for future development, with plans available to view.

EPC B Council Tax TBC Freehold

Situation

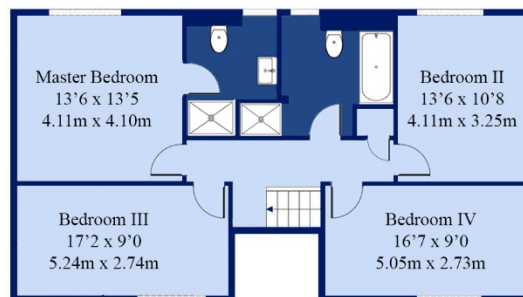
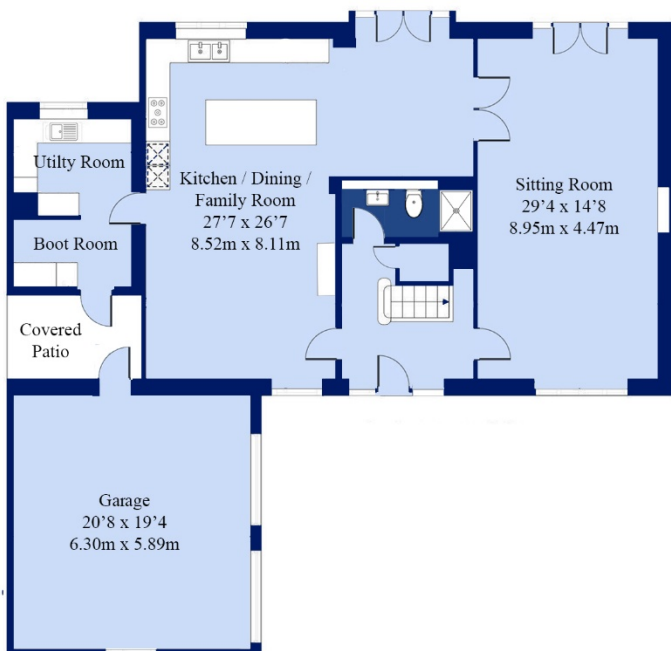
Dinton is a picturesque village in Buckinghamshire, steeped in history and surrounded by stunning countryside. Located between the market towns of Thame and Aylesbury, Dinton offers a quintessential rural lifestyle while remaining conveniently connected to major transport links, including Haddenham & Thame Parkway station, with direct trains to London Marylebone.

The village features a mix of charming period properties, a thriving community spirit, and amenities such as a traditional pub and a well-regarded primary school. Its historic church and tranquil green spaces add to its timeless appeal. Dinton is perfect for those seeking a peaceful village setting without sacrificing accessibility to urban amenities, making it a highly desirable location for families, professionals, and retirees alike.

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.







Approx. Gross Internal Floor Area 2489 Sq Ft / 388.4 Sq M

All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



Viewing is Strictly by Appointment through Reaston Brown

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