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Cornflower Close, Little Kimble Aylesbury HP17 0UE

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*The Dassett is a beautiful three bedroom home which is set in the highly sought after and scenic Buckinghamshire village of Little Kimble.*



Entering this superb three bedroom home you are greeted by glazed double doors leading to a bright and airy sitting

room with feature bay window. The other side of the home, there is a spectacular open plan kitchen/dining/family room with integrated appliances and Karndean flooring to the ground floor. There are bi folding glass doors leading to the private rear garden, which flood the room with light. Downstairs benefits from underfloor heating throughout powered by the energy efficient air source heat pump. Upstairs, the principal bedroom runs the depth of the house, and benefits from its own dressing room and stylish en suite. The further two bright bedrooms share the well-appointed family bathroom. Bedroom three also has increased sound reducing insulation to make an excellent home office, going hand in hand with the SONOS speakers fitted in sitting room, kitchen and principal bedroom. Hard wired intruder alarm. \*\*OFNL fibre provision with up to 360Mbps download speeds.

## **Kitchen & Utility Room**

The kitchen is manufactured to the highest standard and is uniquely designed. The kitchen and utility room is equipped with a good range of base units and increased



height wall cabinets. There is also a hot water boiling tap as standard. Feature Silestone worktops with a full height splash back to hob and up stand to complement the worktop. Silestone worktops and up stands to utility room. Fully integrated luxury Siemens appliances including two ovens, steam oven and a microwave, induction hob, fridge freezer and dishwasher. The kitchen is open to the dining room where the light pours in through the window to the front aspect and bi-fold doors which lead out to the south facing garden.

## **Lounge**

The light and airy lounge has been beautifully designed by the current owners, with shutters added to the bay window, Karndean flooring and under floor heating.

## **Cloakroom**

The Cloakroom has a window to the front aspect and is fitted with an integrated low level toilet and wash hand basin, tiled vanity unit, mirrored rear wall and under floor heating.

## First Floor

Rising from the ground floor, the first floor landing has carpeted flooring, doors to all three bedrooms, airing cupboard and the family bathroom.

## Master Bedroom and en-suite

The master bedroom has dual aspect windows to both the front and side aspects over looking the south facing garden. The double room has carpeted flooring, walk in wardrobe and en-suite.

The en-suite has white Laufen bathroom suites with chrome fittings and a chrome towel rail.

## Bedroom Two

The second bedroom has fitted wardrobes, carpeted flooring, radiator and a window to the rear aspect.

## Bedroom Three

With dual aspect windows to both the front and side aspect the third bedroom has carpeted flooring and a radiator.

## Family Bathroom

Fitted with a white Laufen bathroom suites with chrome fittings and chrome towel rail, tiled walls and flooring and a window to the rear aspect.

## Externally

The Dasset has features that are part of any modern home. With Ring doorbell, Smart electric vehicle fast-charging point, feature planting to both the front gardens and rear gardens. The detached garage has been partly converted to provide either an office or work space, fully boarded loft space power and lighting. The walled and close board fencing to all sides of the rear garden. There is also driveway parking and an access gate.





### Location

Hayfield Crescent provides residents with the distinct advantage of location. For travel by rail, the mainline station in Princes Risborough is located just under 10 minutes away with direct trains to London Marylebone in just 41 minutes. Meanwhile, trains from Aylesbury reach London Marylebone in under an hour.

For excursions by car, you can access the M40 motorway in under 20 minutes towards London in the south or Oxford in the north. There are plenty of A roads in close proximity to Hayfield Crescent, including the A41 towards the world-famous Bicester Village shopping outlet in the north or central London in the south, as well as the A40 towards Oxford and Cheltenham. Regular bus services run through Little Kimble, including the 130, 300 and X30 which takes you towards Aylesbury or High Wycombe, stopping at Princes Risborough, Stoke Mandeville and Sanderton.





Total floor area 139.8 m<sup>2</sup> (1,505 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

# welcome to

## Cornflower Close, Little Kimble Aylesbury HP17 0UE

This beautiful three bedroom home is part of the superb Hayfield Crescent which is set in the highly sought after and scenic Buckinghamshire village of Little Kimble. Offering upgraded features throughout this one of a kind property on the development is not to be missed.

Price

**£775,000**

- Three Bedrooms
- Two Bathrooms
- Two Reception Rooms
- Detached Garage and Driveway Parking

Tenure: Freehold

EPC Rating: A



To find out more information or to arrange a viewing call

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