



**143 Aylesbury Road, Bierton,
Buckinghamshire, HP22 5DW**

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



Aylesbury train Station 1.5 miles approx. Stoke Mandeville Station 2.8 miles approx

143 Aylesbury Road, Bierton, Buckinghamshire HP22 5DW

**A SUPERB SEMI DETACHED HOUSE WITH EXTENDED
ACCOMMODATION AND A FABULOUS 130FT GARDEN BACKING ONTO
BEAUTIFUL COUNTRYSIDE**

**Lobby, Sitting Room, Dining Room, Kitchen, Hall, Cloakroom, Study/Boot Room,
3 Bedrooms, Family Bathroom. Parking for up to Six Vehicles. Large South
Easterly Garden and Stunning View. 20ft x 10ft Outbuilding**

OFFERS IN EXCESSS OF £440,000 Freehold

DESCRIPTION

The property was transformed by a two-storey extension 15 or so years ago and now provides really comfortable family accommodation. The garden and views merit special mention, the former measuring some 130ft in length and abutting picturesque countryside that give the house a wonderful backdrop.

At the entrance is a replaced composite double glazed door into a lobby and the staircase. Off left lies the sitting room that has a handsome fireplace housing a cast iron woodburning stove and beyond is the dining room with a vaulted ceiling and doors to the garden. Then you find the kitchen which is fitted in wooden units and black granite effect worktops incorporating a ceramic sink and drainer. Integrated are a dishwasher, a five-ring gas burner hob, and an almost brand-new double oven and grill, a brushed chrome extractor hood being above the hob. There is space and plumbing for a washing machine. From the kitchen is an inner hall and the understairs cupboard also has plumbing and waste connections for a washing machine. In the cloakroom is a tiled floor, a wc, and a wash basin, and there used to be a shower that the current owners removed but one could be easily reinstate a shower should it be required. Lastly

and bringing you round to the front of the house again sits the study or boot room. Pretty much all of the ground floor has attractive wood block style laminate flooring.

Upstairs are three bedrooms and a family bathroom. The principal bedroom is a great size and dual aspect with a wonderful view to the rear, a view shared by the third bedroom, a decent single, and bedroom two is another well-proportioned double. A white suite and a laminate floor adorn the bathroom. Beneath the wash basin are cupboards and drawers and the bath boasts an overhead shower and complimentary shower screen.

OUTSIDE

The parking is by way of a tarmac driveway that can squeeze on up to six vehicles.

At the back a flagstone patio stretches the width of the house, nearly half of it covered by a metal and polycarbonate pergola. There are two ornamental ponds and at the patio edge is a bed of banana and fig trees. Nearby is the **timber**

outbuilding approx. 20ft x 10ft. The outbuilding offerereng a range of uses from workshop to gym to studio. It has power and lighting, a laminate floor, windows and doors at the front and more double doors at the end. Adjacent the outbuilding are a shed and lean to.

The lawn is roughly 130ft deep and at the bottom to enjoy the gorgeous outlook over fields and a charming old pond is a decked terrace.

COUNCIL TAX – Band D £2,238.10 per annum 2024/25



LOCATION

Earlier forms of the village name such as Bortone, Burton point to the name being an example of the common burh-tun, meaning in this case a farm by Aylesbury, or simply a fortified town. It has been speculated that the later variations of the village name indicate a deliberate intention to change it and that this may have been to overcome possible confusion with Bourton near Buckingham.

The village is mentioned in the Domesday survey of Aylesbury. The parish church of St James can be found in the middle of the village, it was constructed in the 14th century of limestone rubble and adjacent the church is St Osyth's well fed from a holy spring that is said to never run dry.

One grisly piece of Bierton history is that it did have dominating its horizon the last gibbet in the county. In 1773 a man by the name of Corbet who was the ratcatcher and chimney sweep was tried and executed for a nasty murder in the village and his body remained at his place of execution for all to see, for some 20 years.

Comprehensive facilities can be found in Aylesbury, Bierton though has a tennis club, sports centre, and Bay 19 at Aylesbury Golf Centre offers a driving range and sports bar. Jubilee Hall can be hired for social functions, activities and children's parties.

Aylesbury is one mile to the south (Marylebone 55 minutes) and Leighton Buzzard approximately 9 miles to the north (Euston 36 minutes). The A41 is about 2 miles distant and the M40 approximately 18 miles.

VIEWING – Strictly via the vendors Agent.

EDUCATION

Preparatory schools at Ashfold and Oxford.

Primary school in Bierton.

Secondary school in Aylesbury and new secondary school at Kingsbrooke.

Public schools at Oxford and Berkhamsted.

Grammar schools at Aylesbury.

SERVICES

Mains gas, water, electricity and drainage.

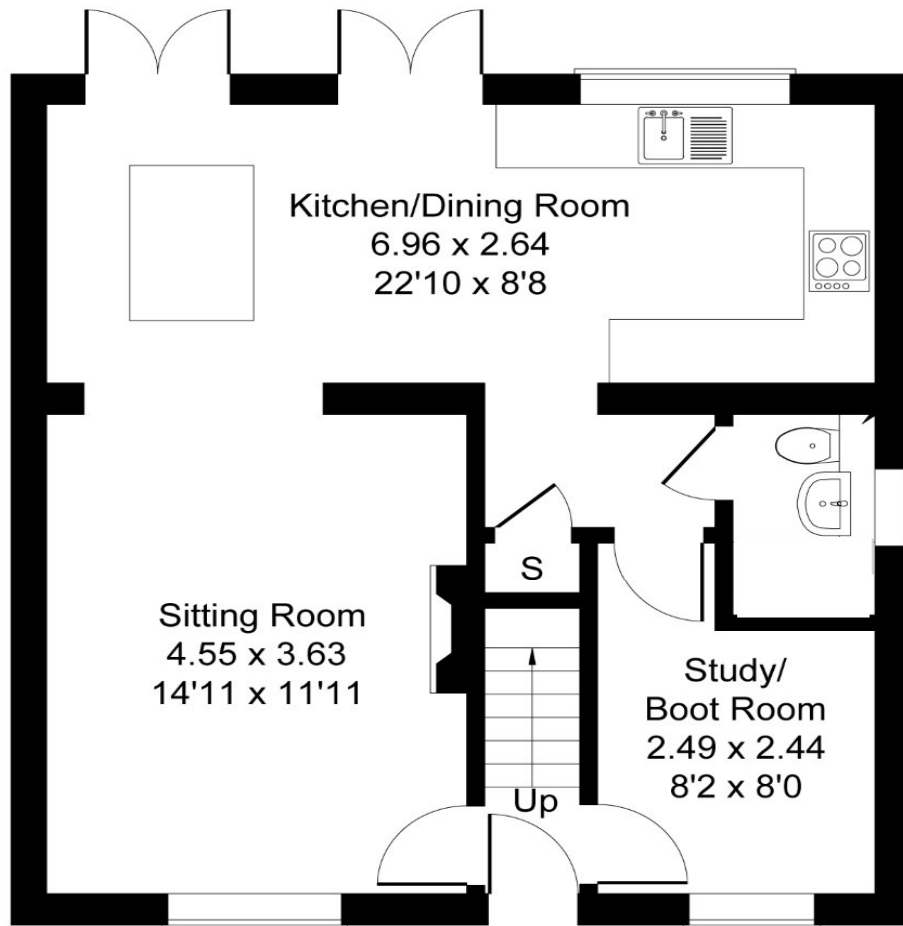
DIRECTIONS – From Aylesbury take the A418 towards Leighton Buzzard into Bierton and Aylesbury Road. Number 143 is in the middle of the village on the left hand side past Parsons Lane.



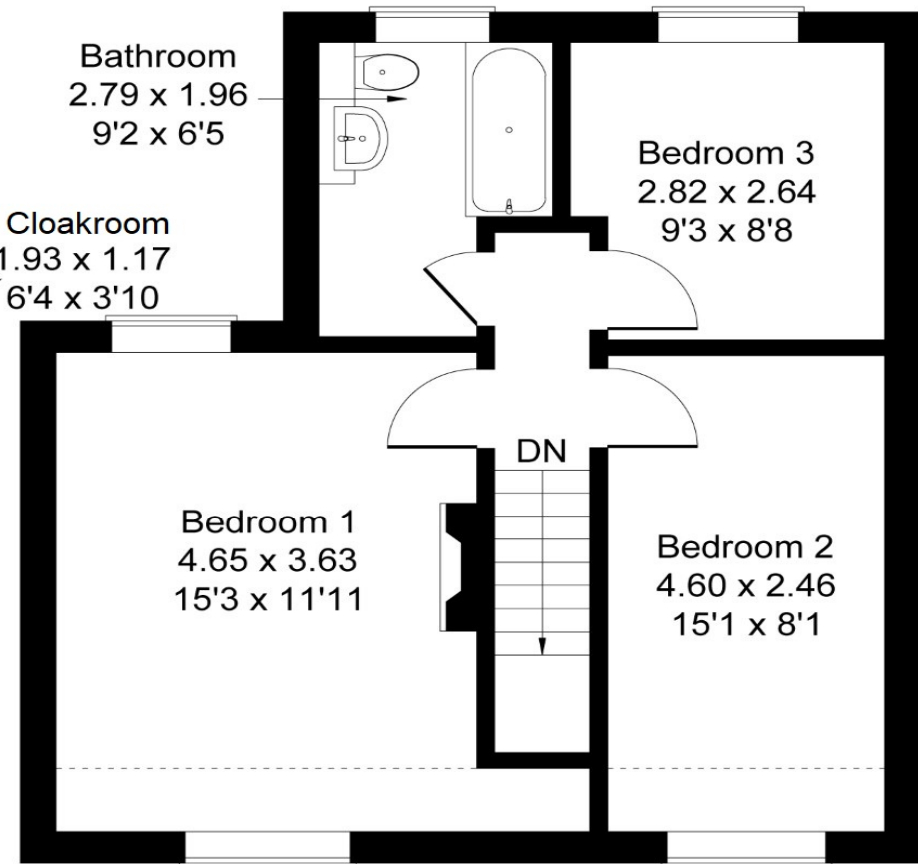
143 Aylesbury Road

Approximate Gross Internal Area = 97.76 sq m / 1052.27 sq ft

Illustration for identification purposes only,
measurement are approximate, not to scale,
produced by The Plan Portal 2024.

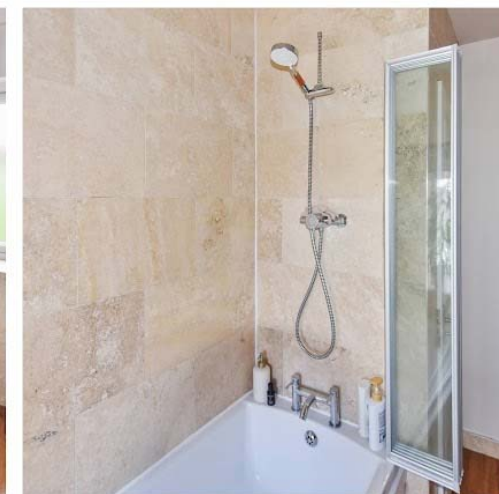


Ground Floor



First Floor





IMPORTANT NOTICE

W. HUMPHRIES for themselves and as Agents to the Vendors of the property give notice that:

- 1 These particulars have been prepared to give a fair overall description of the property whilst some descriptions are inevitably subjective, all information is given in good faith. No statement within these particulars should be relied upon as being either a statement or a representation of fact. The descriptions within do not contribute part of any offer or contract.
- 2 All measurements, areas and distances mentioned in these particulars are approximate and are issued as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.
- 3 Photographs incorporated within these particulars show only certain parts of the property and no assumptions should therefore be made in respect of parts of the property which may not be shown.
- 4 Nothing in these particulars should be seen as a statement that the property or any fixture described is in good condition or otherwise. Purchasers must satisfy themselves as to the condition of any property or item included within the sale. None of the appliances or services mentioned in these particulars have been tested by W. Humphries and no warranty is given or implied by them that they are in good working order.
- 5 If reference is made either to alterations to the property or a change of use, no warranty is given by W. Humphries or the Vendors/Lessors that any planning or other consents or Building Regulations approval has been obtained. Where references are made to potential uses (subject to planning) this information is given in good faith although purchasers must take their own enquiries to the relevant authorities.
- 6 Most importantly if there is any particular aspect of the property about which you would like further information, we invite you to discuss this with us before you travel to view the property.

