



**HUNTERS**<sup>®</sup>  
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2 The Acorns Wingrave Road, Aston Abbotts, Aylesbury,  
HP22 4LT

## 2 The Acorns Wingrave Road, Aston Abbots, Aylesbury, HP22 4LT

Guide Price £695,000

- FOUR BEDROOM DETACHED FAMILY HOME
- PICTURESQUE VIEWS OVER THE OPEN COUNTRYSIDE
- KITCHEN/DINING ROOM
- DRIVEWAY PARKING and GARAGE
- HOME OFFICE
- VILLAGE LOCATION
- EN-SUITE TO MAIN BEDROOM
- DOWNSTAIRS CLOAKROOM
- UTILITY ROOM
- INTERACTIVE VIRTUAL TOUR

Hunters are delighted to market this well-presented four bedroom detached family home. Located within the picturesque village of Aston Abbots.

Offering versatile and flexible living accommodation, this property benefits from a lounge with bi-folding doors opening to the rear garden, kitchen/dining room, separate utility room, downstairs cloakroom plus a home office.

The first floor comprises; four bedrooms with an en-suite to the main bedroom and a family bathroom.

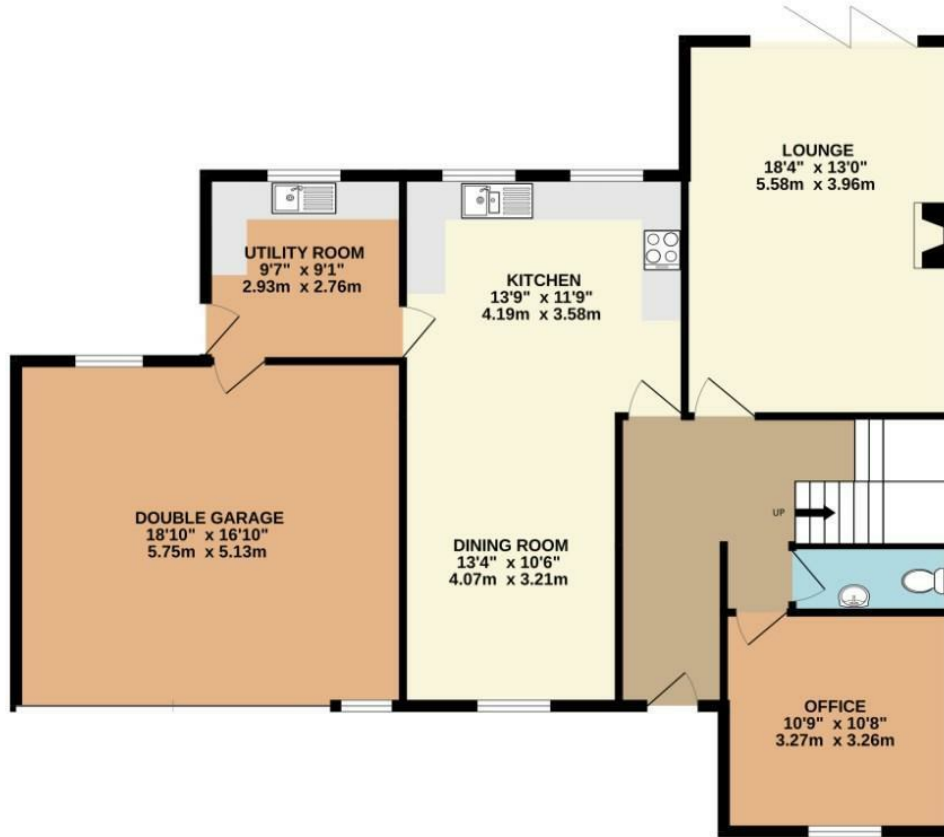
Externally this property boasts driveway parking for multiple vehicles and a double garage. The rear garden is mainly laid to lawn with a patio seating area with stunning picturesque views over the open countryside.

Aston Abbots is a village located in Buckinghamshire, England. It is a small rural community situated about 3 miles east of Aylesbury, the county town of Buckinghamshire. The village is part of the civil parish of Aston Abbots with Weedon.

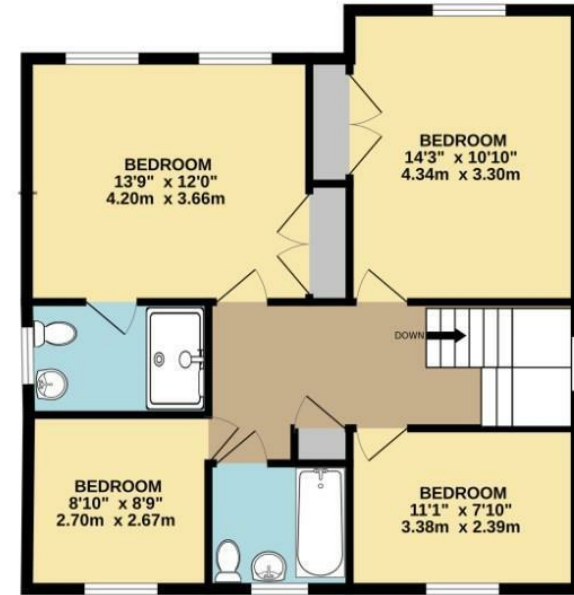
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GROUND FLOOR  
1245 sq.ft. (115.7 sq.m.) approx.



1ST FLOOR  
720 sq.ft. (66.9 sq.m.) approx.



TOTAL FLOOR AREA : 1965 sq.ft. (182.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

### Entrance Hall

Entry via a composite door. Wood effect flooring as you enter the property then onto fitted carpet and radiator. Stairs rising to the first floor landing.

### Lounge

Bi-folding doors opening to the rear garden. Wood effect flooring and radiator. Cast iron log burner.

### Kitchen/Dining Room

Dual aspect double glazed windows. A range of floor and wall mounted units consisting of cupboards and drawers with a worktop over. Electric hob with an extractor over. Double electric oven and grill. 1½ bowl sink and drainer. Plumbing for a dishwasher. Radiator.

### Utility Room

Double glazed window rear aspect. Single bowl sink and drainer. Plumbing for a washing machine and space for a tumble dryer. Wall mounted gas boiler. Part glazed patio door opening to the rear garden. Door to garage.

### Office

Double glazed window to front aspect. Fitted carpet and radiator. Can also be used as a second reception room.

### Downstairs Cloakroom

Double glazed window to side aspect. Two piece suite comprising; W/C and wash hand basin.

### First Floor Landing

Double glazed window to side aspect. Fitted carpet and access to the loft.

### Main Bedroom

Double glazed windows to rear aspect over looking the picturesque open countryside. Fitted carpet and radiator. Built-in wardrobe.

### En-suite

Double glazed window to side aspect. Three piece shower suite comprising; walk-in shower, W/C and wash hand basin. Tiled flooring and heated towel rail.

### Bedroom Two

Double glazed window to rear aspect. Fitted carpet and radiator. Built-in wardrobe.

### Bedroom Three

Double glazed window to front aspect. Fitted carpet and radiator.

### Bedroom Four

Double glazed window to front aspect. Fitted carpet and radiator.

### Bathroom

Double glazed window to front aspect. Three piece suite comprising; bathtub with a shower over, W/C and wash hand basin. Heated towel rail.

### Front

Driveway parking for multiple vehicles. Access to the garage.


### Garage

Electric roller door. Door from the utility room. Window to front aspect.

### Rear

Enclosed rear garden. Mainly laid to lawn with a two separate patio seating area and decking areas. Stunning countryside views.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.















