



PIPIT GARDENS, WATERMEAD
Aylesbury, Buckinghamshire HP19 0GF



We are delighted to present this stunning, Regency-style four double-bedroom townhouse, set within the highly sought-after lakeside development of Watermead.

£500,000

Stepping inside, you're welcomed by an impressive entrance hall featuring high ceilings, a cloakroom, and access to the spacious double-aspect living room, beautifully enhanced by an elegant fireplace. The fitted kitchen/dining room offers an ideal setting for everyday family living as well as entertaining, providing a bright and practical space at the heart of the home.

The first-floor hosts two generous double bedrooms, each benefitting from its own private en-suite. On the second floor, you'll find two further double bedrooms accompanied by a well-appointed family bathroom. From these upper-level rooms, you can enjoy attractive views across Weedon and the surrounding fields. This floor also features a convenient walk-in airing cupboard, adding valuable storage

Lakeside Watermead Development
Regency Style Home
Four Double Bedrooms
Two En-Suites
Living Room & Kitchen/Dining Room
Garage & Carport with Private Gated Parking
Close To Lakes & Piazza
No Onward Chain

Tenure: Freehold EPC Rating: C Council Tax Band: F



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Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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Outside, the property boasts private, landscaped front gardens and a charming courtyard garden to the rear, which provides direct access to the garage—complete with power and lighting—and a gated rear entry to the car port. Both the garage and car port sit securely behind electric gates, offering peace of mind and practicality.

This is a truly exceptional home set within a highly desirable location. An internal viewing is strongly recommended to fully appreciate all that this property has to offer.

Watermead — nestled on the northern edge of town — remains just as sought-after today as when its first homes appeared in the late 1980s. With two stunning lakes, a charming village centre, and open countryside right on the doorstep, it's a setting that's hard to beat for natural beauty and tranquillity.

Perfectly positioned for commuters, Watermead offers easy road links to the M25 and M40 and is only a short drive from Aylesbury Parkway Train Station, providing direct mainline services to London Marylebone.





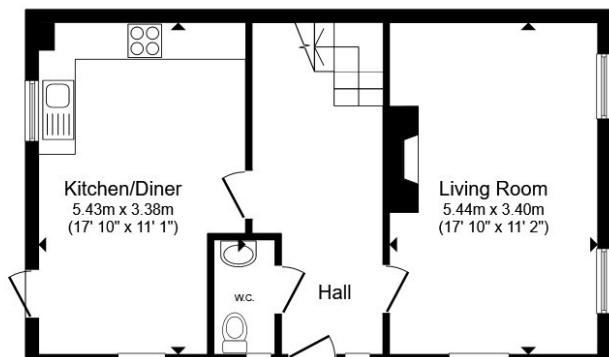
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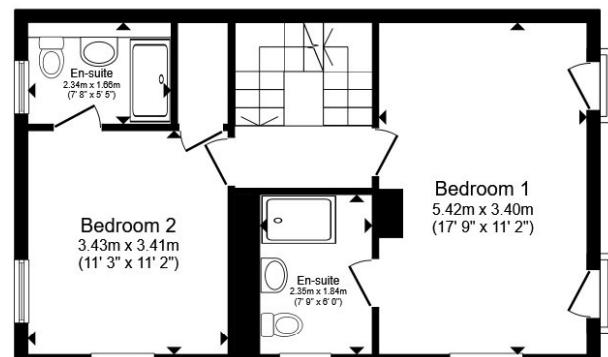
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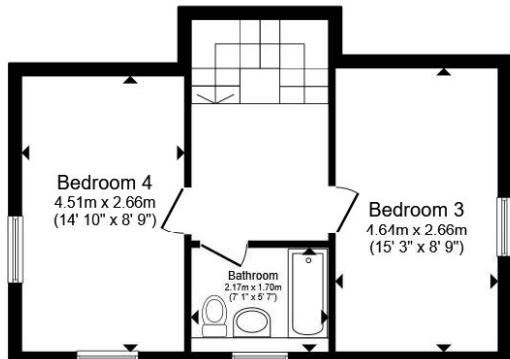
Please note the marker reflects the postcode not the actual property



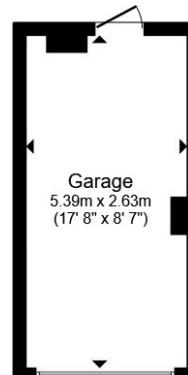
Ground Floor



First Floor



Second Floor



Garage

Total floor area 150.8 m² (1,623 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.propertybox.io

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