



**DOVER CLOSE**

PITSTONE, BUCKINGHAMSHIRE LU7 9FL



## 4 Dover Close Pitstone

£800,000 freehold

**An impressive, five bedroom detached family home of some 2200sqft plus double garage, in a peaceful cul de sac location with countryside views.**

This immaculate detached home is beautifully decorated throughout and features upgraded bathroom and en-suites and offers an impressive and versatile layout to satisfy today's modern family lifestyle.

The ground floor is arranged around an inviting entrance hall with stairs to the first floor and a guest cloakroom. The impressive open plan kitchen/breakfast/family room at the rear has been extended and improved, combining a modern fitted kitchen with integrated appliances and a large breakfast bar. Double doors open to the sitting room creating a sociable flow, and there is a family sitting area and ample dining space and bi-fold doors draw back, opening to the rear garden. The adjoining utility room provides additional storage and a door to the side for easy access to recycling bins etc. The afore mentioned sitting room offers a peaceful and sociable space featuring a log burner, while the study at the front is perfect for those working from home or could be used as a playroom.

On the first floor you will find three large double bedrooms, each with built in wardrobes and a family bathroom. The principal bedroom benefits from a stylish modern, en-suite and twin double wardrobes. The second floor offers two further impressive double bedrooms with vaulted ceilings, and a shower room.

Outside, there is a lovely enclosed rear garden with a paved patio which extends to the side, and an additional decked patio and a lawn area. There is a timber shed to one side and gated access to the other. There is a driveway to the side leading to a double garage with power & lighting.

Castlemead is a popular development in the Buckinghamshire village of Pitstone approximately one mile from Tring Train station serving London Euston, popular with families and commuters alike. The village has a village hall and green in the centre and a choice of restaurants and a large general store providing one's day to day needs. Pitstone falls in the catchment for the well reputed Grammar Schools in Aylesbury.








## Dover Close

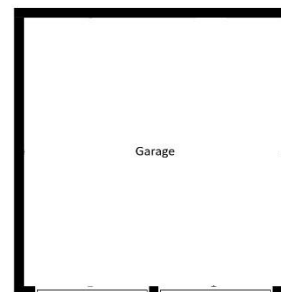
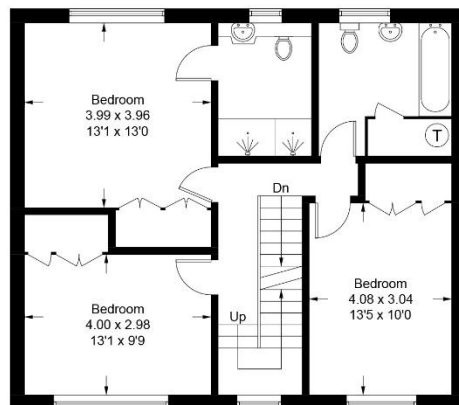
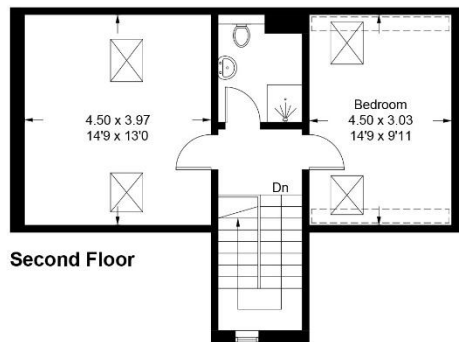
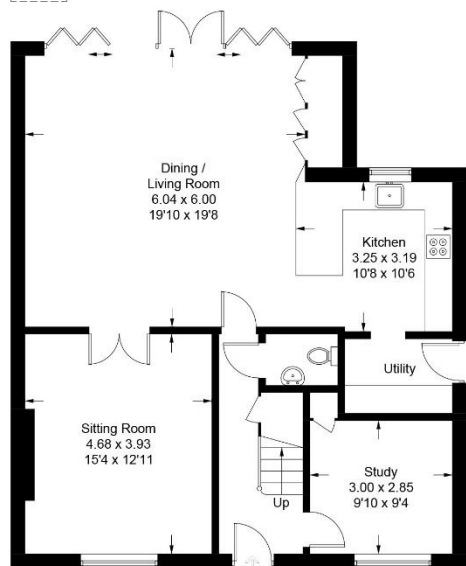
Approximate Gross Internal Area = 208.0 sq m / 2239 sq ft

Reduced Headroom = 2.1 sq m / 23 sq ft

Garage = 17.0 sq m / 183 sq ft

Total = 227.1 sq m / 2445 sq ft

 = Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1284330)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before



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**uk.**

**EPC rating: TBC**

**Council Tax Band: G**