



9 Rushington Close, Bishopstone - HP17 8YF

Guide Price £847,500

 **TIM RUSS**
& Company



9 Rushington Close

Bishopstone, BUCKINGHAMSHIRE

- A BEAUTIFULLY CRAFTED VILLAGE RESIDENCE BUILT BY THE REPUTABLE RECTORY HOMES FIVE YEARS AGO, WHICH HAS BEEN ENHANCED BY THE PRESENT OWNERS
- THE SITTING ROOM IS OF A SUPER SIZE AND LIGHT FLOODS IN FROM THREE SIDES. AN ATTRACTIVE FIREPLACE HOUSES A WOODBURNING STOVE PERFECT ON A COOLER EVENING
- A WELL APPOINTED KITCHEN SPACE FLOWS EFFORTLESS INTO THE DINING/FAMILY ROOM WITH SLIDING DOORS INTO THE GARDEN
- A USEFUL UTILITY ROOM AND CLOAKROOM CONCLUDES THE GROUND FLOOR
- TO THE FIRST FLOOR THE PRINCIPAL BEDROOM ENJOYS COUNTRYSIDE VIEWS AND HAS A RANGE OF FITTED WARDROBES AND A STUNNING ENSUITE
- THE GUEST SUITE HAS AN ENSUITE SHOWER ROOM ALONG WITH TWO FURTHER DOUBLE BEDROOMS AND A FAMILY BATHROOM THIS IS A TRULY SUPER FAMILY HOME
- THE GARDENS ARE ALSO SOMETHING REALLY SPECIAL DESIGNED BY KATE BRADLEY. STUNNING AND WITH VIEWS OVER OPEN COUNTRYSIDE . WHAT MORE COULD YOU WISH FOR.
- THERE IS DRIVEWAY PARKING FOR SEVERAL MOTOR VEHICLES AND A DOUBLE GARAGE.
- EXCEPTIONAL ENERGY EFFICIENT HOME RATED B WITH THE ADDED BONUS OF SOLAR PANELS, AIR SOURCE HEAT PUMP AND OODLES OF INSULATION
- CATCHMENT AREA FOR THE GRAMMAR SCHOOLS IN AYLESBURY



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Step inside this beautifully presented village home, built by the highly regarded Rectory Homes and enhanced by the current owners to offer bright, spacious, and stylish living throughout.

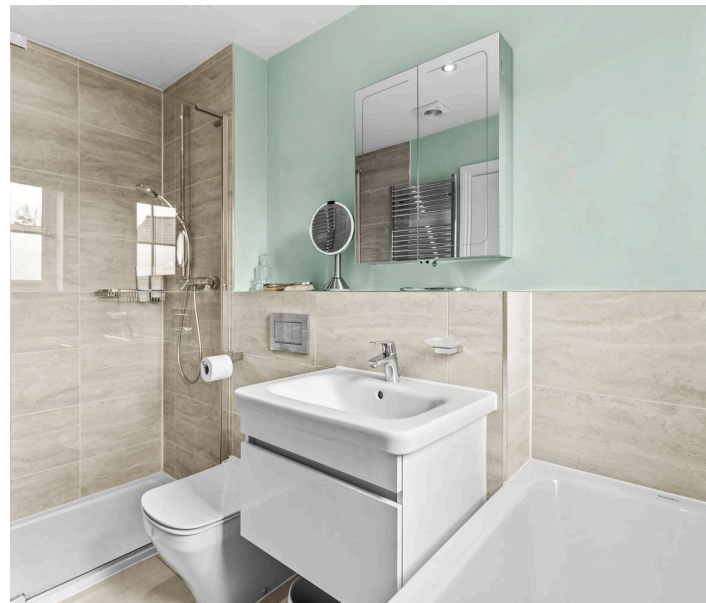
The impressive sitting room is a standout feature, filled with natural light from three aspects and centred around an attractive fireplace with a wood-burning stove—ideal for cosy evenings and relaxed entertaining. The well-designed kitchen opens seamlessly into a generous dining/family area, creating a sociable hub of the home. A separate utility room and cloakroom provide added practicality on the ground floor.

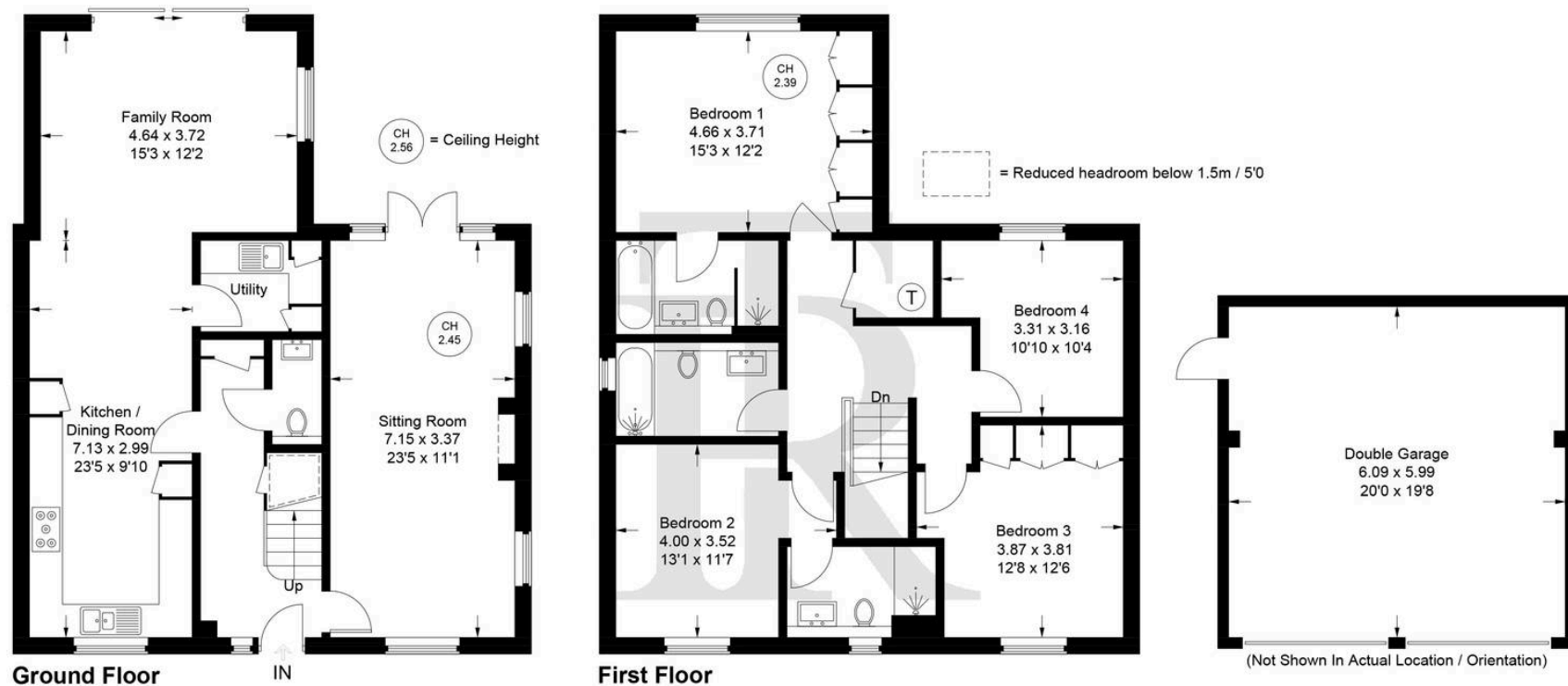
Upstairs, the principal bedroom enjoys lovely countryside views, fitted wardrobes, and a contemporary en suite. The guest bedroom also benefits from its own en suite shower room, while two further double bedrooms are served by a modern family bathroom. Each room has been carefully designed with comfort and functionality in mind.

Outside, the property continues to impress with a beautifully maintained garden, offering a perfect blend of lawn and patio space—ideal for outdoor dining, entertaining, or simply enjoying the surrounding tranquillity. The garden provides a safe and private setting for families and is a wonderful extension of the living space during the warmer months. To the front, there is driveway parking for several vehicles along with a double garage, combining convenience with excellent kerb appeal.

Situated within catchment for the highly sought-after Aylesbury grammar schools, this exceptional home offers a perfect balance of modern living and village charm—ideal for families seeking space, style, and a well-connected rural setting.

Council Tax band: G Tenure: Freehold EPC Energy Efficiency Rating: B





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Approximate Gross Internal Area
 Ground Floor = 81.8 sq m / 880 sq ft
 First Floor = 83.9 sq m / 903 sq ft
 Garage = 36.6 sq m / 394 sq ft
 Total = 202.3 sq m / 2177 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Tim Russ and Company

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By law we must verify every seller and buyer for anti-money laundering purposes.

Checks are carried out by our partners at Lifetime Legal for a non-refundable £65 (incl. VAT) fee, paid directly to them.

For more information please visit our website.



Particulars described on our website and in marketing materials are for indicative purposes only; their complete accuracy cannot be guaranteed. Details such as boundary lines, rights of way, or property condition should not be treated as fact. Interested parties are advised to consult their own surveyor, solicitor, or other professional before committing to any expenditure or legal obligations.