



COOKS ROAD, FAIRFORD LEYS, BUCKINGHAMSHIRE

PRICE £565,000
FREEHOLD

A spacious four bedroom detached house situated in the popular Fairford Leys development. The property offers well-presented accommodation throughout, including a kitchen/diner, living room and a conservatory overlooking the rear garden. Additional ground floor features include a home office, cloakroom and utility room. Upstairs comprises four bedrooms, with an en suite to the main bedroom and a family bathroom. Outside, there is a private rear garden, garage and driveway parking. Ideal for families seeking comfortable living in a popular location.



COOKS ROAD

- FAIRFORD LEYS DEVELOPMENT • FOUR BEDROOM
- DETACHED FAMILY HOME • GARAGE AND
- DRIVEWAY • SPACIOUS KITCHEN/DINER • UTILITY
- AND CLOAKROOM • ENCLOSED REAR
- GARDEN • DOWNSTAIRS OFFICE AND
- CONSERVATORY • EN SUITE TO MASTER BEDROOM



LOCATION

Fairford Leys is a popular modern development situated in the south-west of Aylesbury. The estate has its own village square offering a range of shops, restaurants, nursery, church, community centre and health club. The development is served by a frequent bus service providing a quick link to Aylesbury town centre and railway station. There is a local school, St Marys, providing education up to secondary level. Aylesbury town itself offers a comprehensive range of shopping and schooling facilities together with a mainline railway link to London (Marylebone) in approximately one hour.

ACCOMMODATION

The property welcomes you via a bright entrance hall, featuring stairs to the first floor, built-in storage cupboards and a convenient cloakroom. The kitchen/diner is well-appointed with a range of modern fitted units, an inset gas hob with splashback and cooker hood, integrated fridge/freezer, dishwasher, oven, grill and microwave, with fitted carousel storage cupboard. There is also ample space for a dining set, making it an ideal area for family meals and entertaining. A separate utility room provides space and plumbing for a washing machine and additional storage.

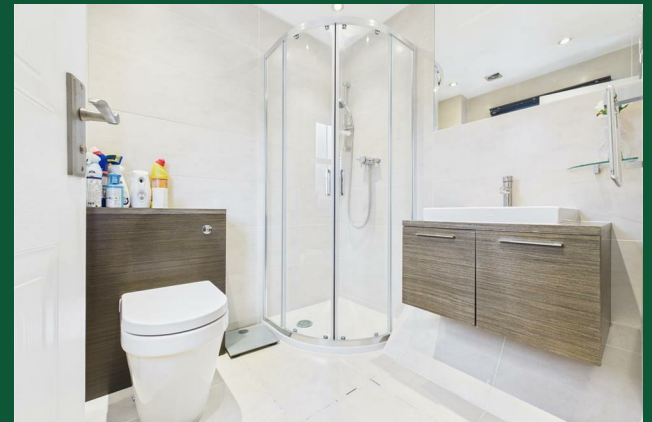
The living room is an inviting space, featuring a central fireplace and offering a warm, homely

atmosphere. Double doors open into the conservatory, which provides additional living space and views over the rear garden, with custom fitted shutter blinds. Completing the ground floor is a dedicated office/study, with custom fitted shutter blinds, perfect for home working or as a playroom.

Upstairs, the first-floor landing provides loft access and airing cupboards. There are four bedrooms, including a main bedroom with a walk-in wardrobe and en suite shower room. Bedroom two benefits from built-in wardrobes, while the remaining bedrooms are serviced by a family bathroom. All bedrooms have custom fitted shutter blinds.

Outside, the enclosed rear garden has a patio area, built-in planters and a lawned section. There is a courtesy door to the garage, a garden shed and gated access. The garage is equipped with light and power, and the driveway provides off-road parking.

COOKS ROAD





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ADDITIONAL INFORMATION

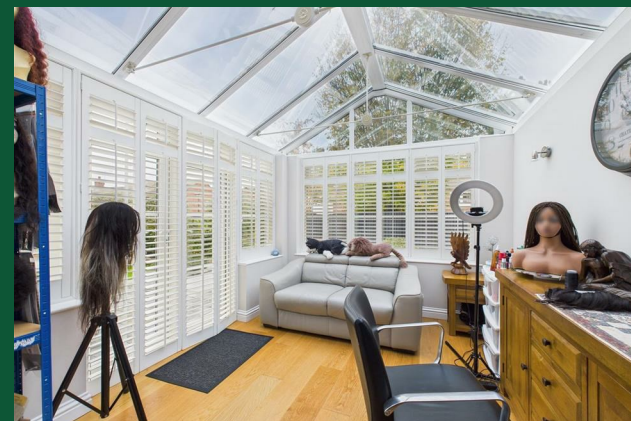
Local Authority – Buckinghamshire Council

Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 1402.00 sq ft

Tenure – Freehold





1402 ft²
130.3 m²

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

A map of the Fairford Leys area. The map shows a central location marked with a pin and labeled 'Fairford Leys'. Surrounding areas include 'HAYDON HILL' to the north, 'RABANS LANE INDUSTRIAL AREA' to the northwest, 'Griffin Ln' running north-south, 'Weedon Rd' running east-west, 'Aylesbury' to the east, 'Oxford Rd' running east-west, 'SOUTH COURT' to the southeast, 'Stone' to the southwest, and 'Hartwell' to the south. The Google logo is in the bottom left corner, and 'Map data ©2026 Google' is in the bottom right corner.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		66	8
England & Wales		EU Directive 2002/91/EC	

