





Guide Price
£975,000

Situated in an elevated position enjoying wonderful views over The Vale of Aylesbury this beautifully presented four bedroom detached former public house which stands on a lovely mature plot offers incredibly flexible accommodation. Standing on a quiet village lane the property benefits from three reception rooms, study and breakfast room, three bathrooms, double garage and workshop and the added benefit of no onward chain.

Property Description

ENTRANCE

Double glazed door to:

SITTING ROOM

A vaulted room with double glazed windows to front, double glazed double doors and windows to rear and double glazed velux windows. Quarry tiled flooring, radiator opening to breakfast area and door to inner hall.

BREAKFAST AREA

Double glazed window to rear. Quarry tiled flooring, bench seating, steps down to kitchen and door to dining room.

KITCHEN

Fitted with wall mounted and floor standing units with quartz work surface over, double bowl sink unit with mixer tap, fitted AGA, quarry tiled flooring, integrated dishwasher, and two fridges. Double glazed window to front aspect.

DINING ROOM

Double glazed window to front aspect. Inglenook fireplace with wood burning stove, quarry tiled flooring, two radiators, access to cellar, stairs to first floor and stairs to lounge.

LOUNGE

A double aspect room with double glazed window to rear and double glazed double doors and windows to front. Brick built open fire with wooden surround, two radiators, second stairs to first floor, glazed door to rear lobby.

REAR LOBBY

Double glazed window to rear, double glazed door to side, opening to study.

STUDY

A double aspect room with double glazed windows to front and side aspects. Radiator.

UTILITY ROOM

Double glazed window to front aspect. Butlers sink, wall mounted units, plumbing for automatic washing machine with work surface over, quarry tiled flooring, radiator.

BEDROOM FOUR

Double glazed window to front aspect. Radiator.

BATHROOM

Comprising free standing bath with mixer tap and shower attachment, tiled shower cubicle, pedestal wash hand basin, low level w.c., tiled floor, part tiled walls, radiator. heated towel rail.

CELLAR

Divided into two areas providing excellent storage.

FIRST FLOOR LANDING

Door to bedroom one.

BEDROOM ONE

Double glazed window to front aspect. Built in cupboards, radiator, door to en-suite and access to bedroom two.

EN-SUITE

Comprising panelled bath with shower unit over, pedestal wash hand basin, low level w.c., radiator, tiled walls, heated towel rail. Double glazed windows to front and side.

BEDROOM TWO

Double glazed window to front aspect. Radiator. N.B. Can also provide access to bedroom one.

SECOND LANDING

Doors to bedroom three and bathroom.

BEDROOM THREE

Double glazed window to front aspect. Radiator.

BATHROOM

Frosted double glazed window. Ball and claw bath, wash hand basin, low level w.c., radiator, airing cupboard.

OUTSIDE

FRONT GARDEN

Mainly laid to lawn with flower and shrub beds, outside light, outside tap, vegetable garden area, path leading to lounge doors, path leading to front door, side access.

REAR GARDEN

Mainly laid to lawn with flower and shrub beds, path leading to side access and garage, patio area, outside spot light.

DOUBLE GARAGE AND WORSHOP

Accessed via one up and over door and an electric up and over door, power and lighting, glazed window to side aspect.



Moat Lane



Approximate Total Area
2147 sq ft / 199.5 sq m
Cellar = 195 sq ft / 18.1 sq m
Double Garage = 432 sq ft / 40.1 sq m
Total = 2774 sq ft / 257.7 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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. (ID1291151)

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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