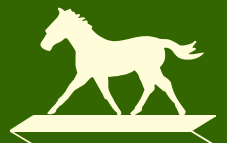




1 Itter Lane, Calvert Green
Buckinghamshire, MK18 2GA

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



Aylesbury approx. 9 miles (Marylebone 55 mins), Bicester approx. 6.5 miles, Milton Keynes approx. 15 miles.
1 ITTER LANE, CALVERT GREEN, BUCKINGHAMSHIRE, MK18 2GA

**NESTLED IN THE CORNER OF A SMALL CLOSE AND BACKING ONTO BEAUTIFUL WOODLAND, A SUPERB CONTEMPORARY DETACHED FAMILY HOUSE.
Hall, Cloakroom, Sitting Room, Study/Family Room, Stunning Open Plan Kitchen and Dining Room onto the Gardens, 4 Bedrooms (1 Ensuite) Bathroom with Separate Shower. Private Landscaped Gardens. Driveway & Double Garage.**

GUIDE PRICE £550,000 Freehold

DESCRIPTION

Itter Lane is a small cul de sac ideally situated on Calvert Green a stones throw from the village store and number 1 is tucked away in the corner backing onto picturesque woodland.

The accommodation is all very well presented and contemporary, it begins at the comfortable hall which has walnut luxury vinyl plank flooring and contains the attractive dog leg staircase and a useful coats and boots cupboard. The flooring continues into the cloakroom where there is a wc and wash basin. The two reception rooms at the front comprise a study or family room and the sitting room, the latter a good size with a cosy snug feel. The kitchen and dining room are the 'wow' feature of the house, they span the entire width of the property and have bi-fold doors in both the kitchen and dining areas, opening up the indoor/outdoor experience. The whole room has LED downlighting and natural rustic grade solid oak flooring. In the kitchen are a comprehensive range of charcoal grey, hi gloss, soft close units complimented by white Maia worktops and backstands. Integrated are a dishwasher, fridge/freezer, washing machine, AEG 4 burner gas hob and an Electrolux oven and grill. On the walls is pale jade metro tiling.

Upstairs are four bedrooms, three doubles and a single, the principal bedroom with triple wardrobes and an ensuite shower room. The ensuite and family bathroom each have underfloor heating and modern white fittings with wash basins set in vanity cupboards, counter tops and marble style tiling, the bathroom boasting a separate shower cubicle.

The loft is of great dimensions, partly boarded and lit with a drop down loft ladder.

OUTSIDE

At the front is a tarmac driveway up to the double garage, brick construction under a tile roof that has two up and over doors, power and lighting. The front aspect is enclosed by mature hedging, there are flowers and shrubs and a slate path to the entrance and also round to the gated side access.

The rear garden is landscaped with sheltered seating areas, established planted beds and a few trees. The slate patio runs across the back of the house and one of the covered patios is beneath a charming yet sturdy timber gazebo which will remain in situ. A garden shed is also staying.

The backdrop is wonderful, simply pretty woodland and the gate in the fence provides a way out to walk amongst it.

COUNCIL TAX – Band E £3,083.71

LOCATION

The hamlet of Calvert was founded in the Victorian era and named after a wealthy local family. The brick works opened there in 1900 and thrived but closed in 1991, three of the old clay pits are now lakes where sailing, boating and angling can be enjoyed and a fourth former pit is a nature reserve for wildfowl, there are superb walks.

Calvert Green began life in 2003 and the Village Hall is sited above the old kilns. There is now a village convenience store, play park and a bar and social

club that opens a couple of days a week. Nearby Steeple Claydon has more day to day facilities such as shops, public houses, a school, post office and hairdressers. More comprehensive amenities can be found in the towns aroundabout, Winslow (5 miles), Bicester (6.5 miles), Buckingham (7 miles), Aylesbury (9 miles) and Milton Keynes (15 miles). Train services to London (Marylebone) run from Bicester and Aylesbury with Milton Keynes providing a service to Euston.

VIEWING

Strictly via the vendors agent.

SERVICES

Mains electricity, gas, water and drainage.





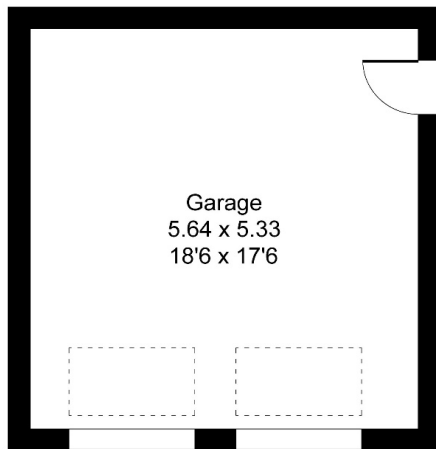
1 Ltter Lane

Approximate Gross Internal Area = 132.97 sq m / 1431.33 sq ft

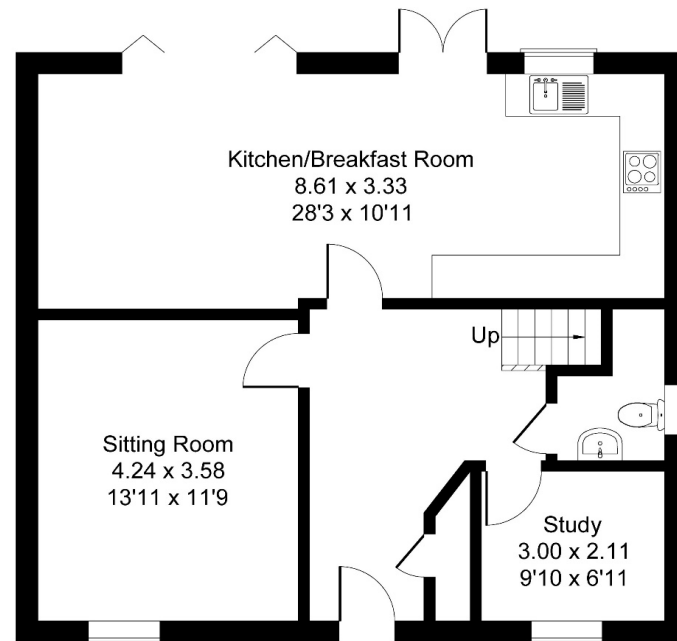
Garage = 30.07 sq m / 323.75 sq ft

Total = 163.04 sq m / 1755.08 sq ft

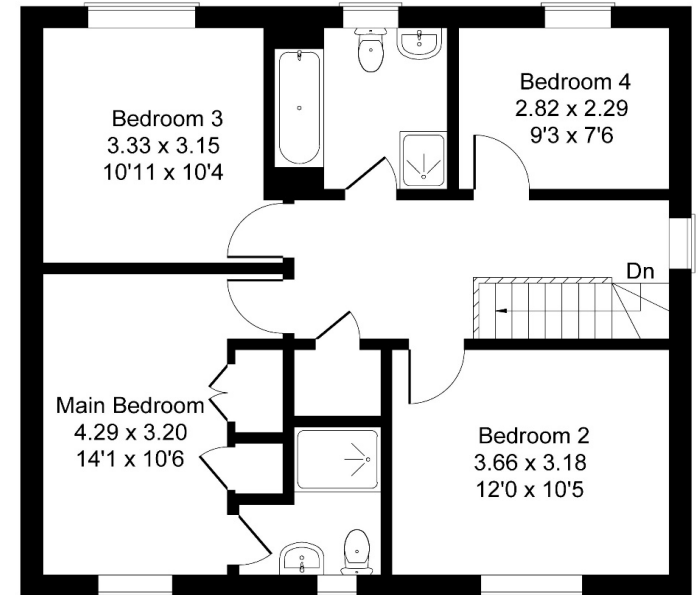
Illustration for identification purposes only,
measurement are approximate, not to scale,
produced by The Plan Portal 2026.



Garage



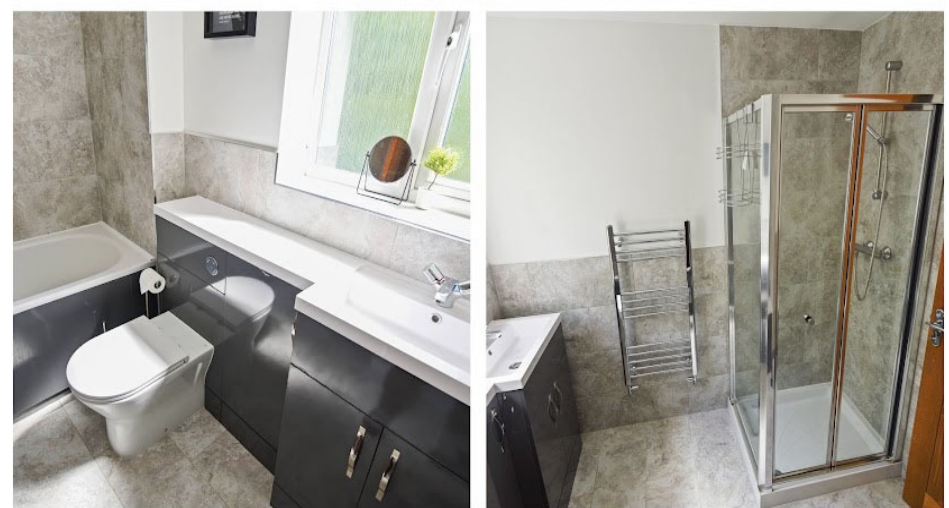
Ground Floor



First Floor







IMPORTANT NOTICE

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- 1 These particulars have been prepared to give a fair overall description of the property whilst some descriptions are inevitably subjective, all information is given in good faith. No statement within these particulars should be relied upon as being either a statement or a representation of fact. The descriptions within do not contribute part of any offer or contract.
- 2 All measurements, areas and distances mentioned in these particulars are approximate and are issued as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.
- 3 Photographs incorporated within these particulars show only certain parts of the property and no assumptions should therefore be made in respect of parts of the property which may not be shown.
- 4 Nothing in these particulars should be seen as a statement that the property or any fixture described is in good condition or otherwise. Purchasers must satisfy themselves as to the condition of any property or item included within the sale. None of the appliances or services mentioned in these particulars have been tested by W. Humphries and no warranty is given or implied by them that they are in good working order.
- 5 If reference is made either to alterations to the property or a change of use, no warranty is given by W. Humphries or the Vendors/Lessors that any planning or other consents or Building Regulations approval has been obtained. Where references are made to potential uses (subject to planning) this information is given in good faith although purchasers must take their own enquiries to the relevant authorities.
- 6 Most importantly if there is any particular aspect of the property about which you would like further information, we invite you to discuss this with us before you travel to view the property.

