



## Nan Aires

Wingrave Aylesbury, HP22 4QZ

Offers In Excess Of £475,000



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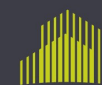
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# Nan Aires

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We are delighted to offer for sale this spacious three bedroom link detached family home, situated within this sought after Buckinghamshire village. The property offers well proportioned accommodation throughout, comprising an entrance hall, living room, refitted kitchen/dining room, cloakroom/WC, utility room, three bedrooms and a family bathroom. Additional benefits include gas central heating, excellent potential to extend (STPP) double glazing, generous driveway parking for multiple cars and a generous enclosed rear garden. Viewing is highly recommended to appreciate the highly sought-after village setting, this is a home perfectly suited to modern family living whilst embracing all the benefits of Buckinghamshire countryside life.

### Location:

Set within the charming Buckinghamshire village of Wingrave, this beautifully presented three-bedroom home offers the perfect blend of village charm, modern family living and everyday convenience. Having been thoughtfully and extensively renovated throughout by the current owners, the property is ready to move straight into and enjoy. Surrounded by rolling Buckinghamshire countryside and an abundance of scenic walks and nature reserves, Wingrave enjoys a strong sense of community alongside a range of local amenities including shops, public houses and green open spaces. Families are particularly drawn to the area thanks to the highly regarded schooling options nearby, including sought-after grammar schools and The Cottesloe School, whilst commuters benefit from excellent transport connections to Aylesbury, Milton Keynes and London via Leighton Buzzard Mainline Station. The village is situated approximately 15 minutes' drive from Leighton Buzzard Mainline Train Station, with trains to London Euston in as little as 30 minutes. The property also enjoys a close proximity to a number of outstanding walks and nature reserves.

### Ground Floor:

From the moment you step through the front door, the care and attention invested into the home is immediately apparent. A welcoming entrance hall sets the tone for the accommodation, with a convenient cloakroom/WC and access to the principal living areas. The spacious living room provides a comfortable and inviting space to relax, whether enjoying a quiet evening with family or entertaining guests. To the rear of the property, the stunning refitted kitchen/dining room serves as the true heart of the home. Beautifully designed to complement modern lifestyles, this sociable space combines sleek cabinetry, generous work surfaces and a range of integrated appliances, creating a practical yet stylish environment for everyday living. There is ample room for dining and gathering with family and friends, while doors opening onto the garden allow natural light to flood the room and create a seamless connection between inside and out. A useful utility room provides further practicality and additional space for household appliances.





#### First Floor:

The first floor continues the property's impressive presentation, offering three well-proportioned bedrooms that cater perfectly to family life, visiting guests or home working requirements. The master bedroom provides a peaceful retreat, whilst the remaining bedrooms offer excellent flexibility to suit changing needs. Completing the accommodation is a contemporary family bathroom, fitted with a stylish three-piece suite and finished to a high standard.

#### Outside:

One of the standout features of this home is the exceptionally generous rear garden. Offering far more space than many comparable properties, it provides a wonderful setting for families, keen gardeners and those who love to entertain. Predominantly laid to lawn, the garden is complemented by attractive shrub borders and enjoys an excellent degree of privacy. The extended patio creates the perfect space for outdoor dining, summer barbecues and relaxed evenings with friends and family, whilst the substantial lawn offers endless opportunities for children to play and enjoy the outdoors. To the front, a driveway provides ample off-road parking for multiple vehicles and leads to the garage, offering valuable additional storage and convenience.



Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fittings are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchaser's legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.

## Floor Plan



Total Area: 905 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Viewing

Please contact our Quarters Estate Agents Office on 01525 853733 if you wish to arrange a viewing appointment for this property or require further information.

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