

4/5 Bedroom  
Semi-Detached  
FAMILY HOME

PICKLES CLOSE, UPPER POLLICOT,  
ASHENDON, BUCKS, HP18 0HH



TO ARRANGE A VIEWING CONTACT  
[WESOLDIT.CO.UK](http://WESOLDIT.CO.UK) ON [HELLO@WESOLDIT.CO.UK](mailto:HELLO@WESOLDIT.CO.UK)



# LOCATION

Upper Pollicott is a small and peaceful rural hamlet enjoying a picturesque setting within the Buckinghamshire countryside. Surrounded by open farmland and far-reaching views, it offers an appealing pace of life for those seeking a quieter environment without feeling isolated. The nearby market town of Aylesbury provides a wide range of shopping,

## THIS HOME FEATURES

SEMI-DETACHED CHARACTER HOME  
FOUR / FIVE BEDROOMS  
DATES TO 1889  
WRAPAROUND GARDEN  
STUNNING VIEWS  
TWO/THREE RECEPTION ROOMS  
PART-CONVERTED GARAGE  
BRICK OUTBUILDING  
DRIVEWAY PARKING  
SEMI-RURAL SETTING

schooling and transport facilities, while surrounding villages and country lanes make the area particularly attractive to walkers, cyclists and those drawn to a more rural lifestyle.

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*We Sold It are delighted to present this attractive and characterful four/five-bedroom detached home, believed to date back to 1889, and occupying an enviable position within the desirable hamlet of Upper Pollicott. Having been extended over time, the property now offers generous and versatile accommodation suited to a range of buyers. The ground floor comprises a welcoming living room, separate dining room, fitted kitchen, and a shower room with WC. In addition, there is a further flexible room accessed internally, currently used as a bedroom, which forms part of a partial garage conversion and could equally serve as a home office, hobby room or guest space depending on requirements. Upstairs, the property offers four bedrooms served by a family bathroom, creating a well-balanced layout for family life. A particular standout feature is the substantial wraparound garden, which enjoys a lovely sense of space and privacy along with far-reaching views across the Vale of Aylesbury. A patio terrace provides an excellent seating and entertaining area, stepping down to a further lawned garden where the elevated outlook can be best appreciated. To the front, a five-bar gate opens onto driveway parking for multiple vehicles. The front section of the garage has been retained for storage and benefits from an up-and-over door, while a brick-built external store provides further practical outside space. Overall, this is a rare opportunity to acquire a home of character in a semi-rural setting, offering flexibility, outdoor space and truly impressive views.*







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63	
39-54	E		
21-38	F		
1-20	G		



## VIEWINGS

Strictly by appointment with  
[WeSoldIt.co.uk](http://WeSoldIt.co.uk)

*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 prompt co-operation in doing so to limit any delay in agreeing a sale.

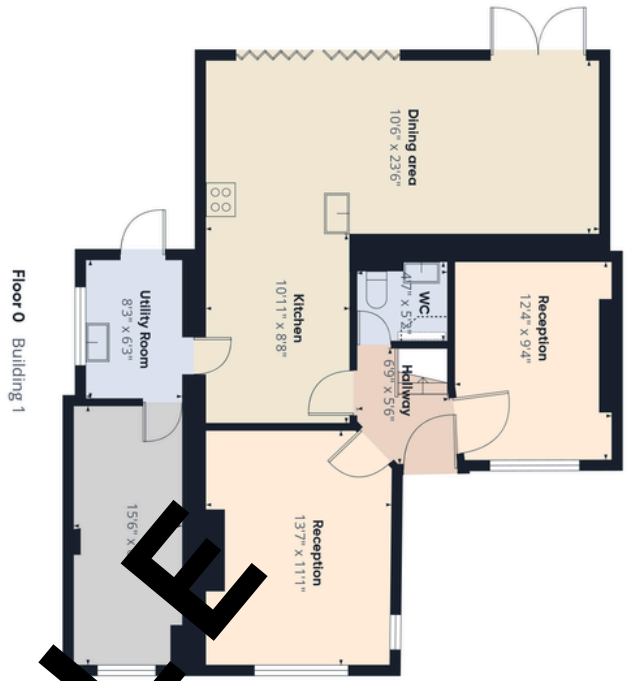
*THE CONSUMER PROTECTION REGULATIONS 2008* We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require, or professional verification should be sought. We would recommend you do this, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.



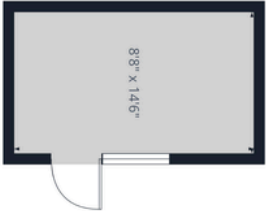
# Floorplan to follow - please check with Adam



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

SAMPLE

Approximate total area<sup>m</sup>  
1468 ft<sup>2</sup>  
Reduced headroom  
4 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

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

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