



Cuddington Road, Dinton
Aylesbury, Buckinghamshire, HP18



Beyond your expectations

Flexible modern living with wonderful rural position

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Entrance Hall | 27' Kitchen/Dining Room | 21' Sitting Room with Fireplace (flue fitted for a Wood Burner) | Study | Master Bedroom ensuite | Two further Bedrooms ensuite | Bedroom four | Bathroom | Pump Room | Garage | Gardens

Offers in excess of £650,000 Freehold

Description

Built to the highest of standards, an impressive 4 bedroom detached executive home located in this favoured village, with excellent communication links and fantastic views over fields to the front.

The property offers four double bedrooms over two floors, including three ensuite bathrooms and stylish open plan reception rooms overlooking the gardens. A beautifully fitted Kitchen/Dining Room, featuring integrated appliances, steps down to the Sitting Room, which includes Bi Fold doors to the gardens. Both rooms are light and spacious, the open plan spaces being a real feature of this superb property. A separate Study, downstairs Family Bathroom, and door through to the Garage complete the ground floor. Of particular note is the first floor 17ft x 15ft Master Bedroom, featuring fantastic garden views and allowing very flexible modern living.

Outside

The property is accessed via a five bar gate with a level lawned area and a gravel sweep leading to the Garage. To the rear, the generous southerly gardens of 130ft x 58ft approx are mostly laid to lawn, with close board fencing on both sides and a patio area ideal for entertaining.

Location

The property is situated on Cuddington Road on the outskirts of Dinton, a picturesque village situated at the

foothills of the beautifully wooded Chiltern escarpment on the ancient turnpike on the Buckinghamshire/Oxfordshire county borders. There is a village public house, church and combined Church of England village primary school with neighbouring Cuddington taking children from the age of 4 to 11 years. Whilst enjoying a fine rural setting the village benefits from ease of access to the M40 (junction 7) approximately 5 miles and the Haddenham and Thame Parkway Station providing main line railway services to London Marylebone.

Additional Information

The property is extremely energy efficient, with Solar Panels contributing to the hot water and under floor heating, and an Air Source Heat Pump to run the remote controlled central heating and hot water. The property is on Private Drainage with a septic tank in the rear garden.



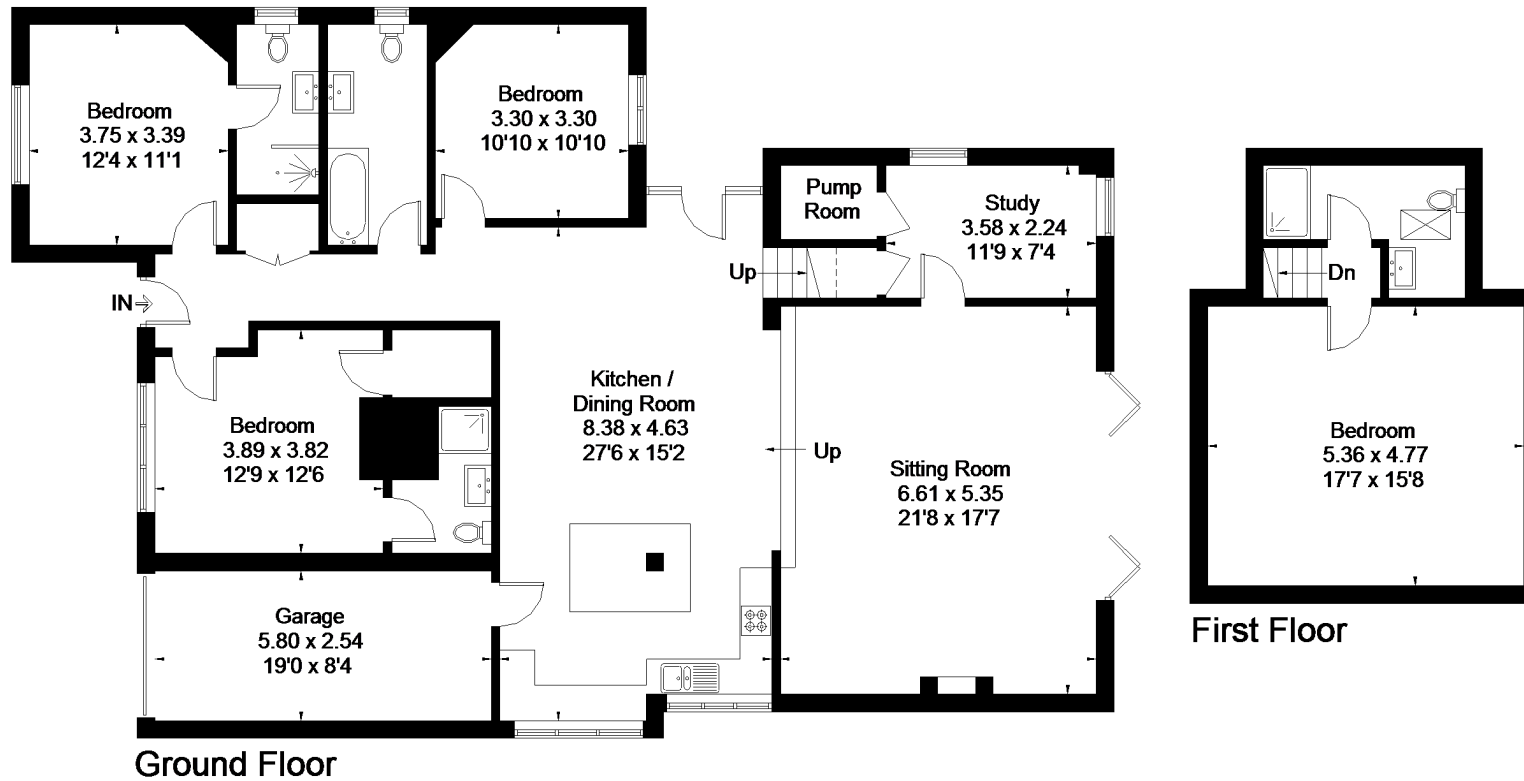
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Dinton, Aylesbury, HP18 0AB

Approximate Gross Internal Area = 195.2 sq m / 2101 sq ft

Garage = 14.3 sq m / 154 sq ft

Total = 209.5 sq m / 2255 sq ft



FLOORPLANZ © 2015 0845 6344080 Ref: 159327

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

