



3 Appleyard Close, Whitchurch, Aylesbury, Buckinghamshire, HP22 4FX

Asking Price | £3,750

## Property Features

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- Stunning Brand New Detached
- Private Gated Entrance
- 4 Bedrooms (2 En-Suite Shower Rooms)
- 3 Large Reception Rooms
- Stunning Et Lorem Kitchen/Breakfast Room
- Large Utility Room
- Double Garage and Off Road Parking
- Under Floor Heating Throughout
- Secluded Enclosed Gardens
- Good School Catchment

## Full Description

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Introducing a stunning development of just 3 individually designed Detached Homes located in the sought-after Buckinghamshire village of Whitchurch, Aylesbury. Built to the highest standards by the renowned and award-winning M Glynn Builders, this property boasts exceptional attention to detail both internally and externally.

As you step through the front door you are welcomed into a spacious and welcoming hall with doors leading to all main rooms on the ground floor. The triple aspect living room is light and airy and is welcomed with a fireplace and wood burning stove for those cold winter nights. Furthermore, there is a home office located to the front of the house which is ideal for anyone working from home. The rear of the property is just magnificent with a bespoke built kitchen/breakfast room and open to a large dining/family room and doors leading to two patio areas and all access via double doors from the reception hall. The utility room is ideal with extensive storage for coats and shoes and further storage, with doors leading to both the rear patio and the double garage. The downstairs WC is also located off the reception hall.

The first floor matches the elegance of the downstairs with a large Landing. The Principal Bedroom and the Guest suite/Bedroom two both benefit from Ensuite Shower Rooms whilst bedrooms 3 and 4 are served by the family bathroom.

The rear Garden is low maintenance and is completely private with two Patio areas for entertaining. To the front there is a Driveway serving the Large Double Garage all served by this private Gated Driveway.

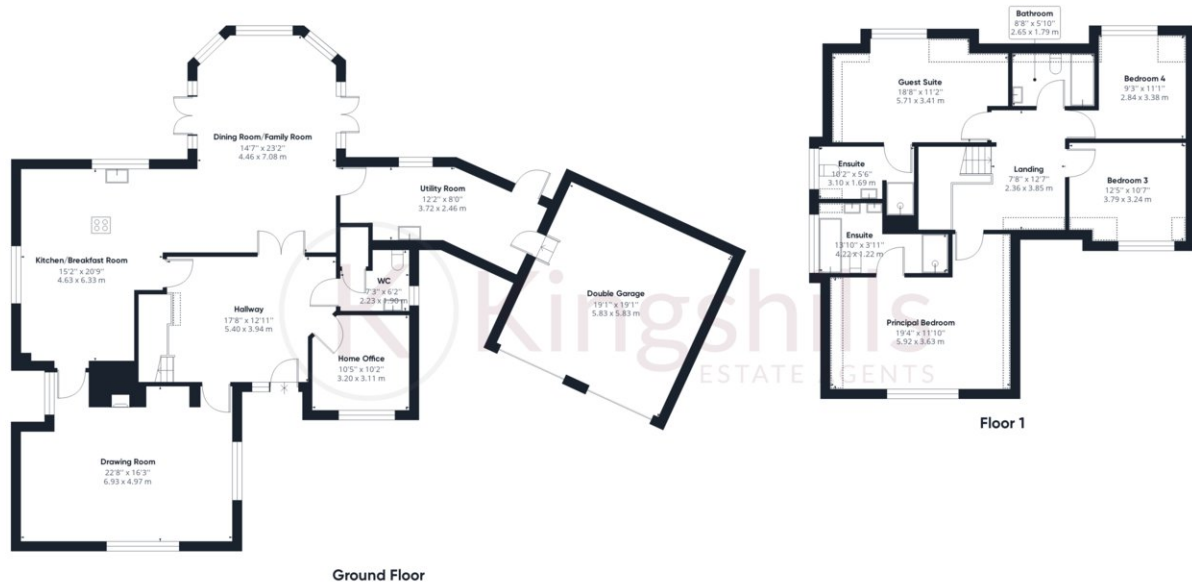
In terms of schooling, there are a number of excellent schools in the area, including Whitchurch Combined School, and Aylesbury Grammar School which is a selective boy's school. For transport links, the Aylesbury train station is approximately three miles away, providing easy access to nearby towns such as Oxford, London, and Milton Keynes. Moreover, the property is conveniently located close to the A41 and M25, making it easy to travel to the surrounding areas.

Whitchurch offers several noteworthy attractions such as St Johns church, The White Swan public house (1600's) and The Firs, a secret location used to make weapons in WW2, known as Winston Churchills toyshop. Whitchurch also has a minimarket, post office, beauty salon and hairdressers. Nearby town, Aylesbury, offers an excellent range of shops including a Marks & Spencer, Waitrose and several quality independent restaurants and retailers.

Overall, this brand-new detached house in Appleyard Close, Whitchurch, Aylesbury is an exceptional property that offers luxury, space, and comfort. This property is ideal for those who appreciate quality and a well-designed home in a desirable location.







Approximate total area<sup>(1)</sup>

3009.51 ft<sup>2</sup>  
279.59 m<sup>2</sup>

Reduced headroom

96.83 ft<sup>2</sup>  
9.00 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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