

3 Bedroom  
Semi Detached  
HUGE POTENTIAL  
Village Location

5 ROYAL MEAD  
TERRICK, AYLESBURY, HP17 0TL



£600,000

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





# LOCATION

Royal Mead, in the hamlet of Terrick is located within in the parish of Ellesborough just two miles west of the of the popular market town of Wendover. The property enjoys envious views toward Coombe Hill, which in turn overlooks the Aylesbury Vale. Nestled into the Chiltern Hills and considered an area of outstanding natural beauty Royal Mead is surrounded

## THIS HOME FEATURES

POPULAR VILLAGE LOCATION  
INCOMPLETE REAR EXTENSION  
POTENTIAL FOR FURTHER EXTENSION  
(SUBJECT TO PLANNING)  
ONGOING REFURBISHMENT  
(REQUIRES COMPLETION)  
REFITTED KITCHEN / REFITTED BATHROOM  
LIVING ROOM  
THREE BEDROOMS  
LARGE GARDEN / DOUBLE GARAGE

by country side, green spaces and walks. Commuters will find London bound connections from Stoke Mandeville Station (2.1miles) or Wendover Station (2.3miles), whilst shopping facilities can be found 4.6miles away in Aylesbury.

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# LIVING AREA

3

## BEDROOMS

*The property offers comfortable bedroom accommodation, comprising two double bedrooms and a single bedroom.*

## BATHROOMS

*Refitted family bathroom ( located on the ground floor) comprising wash hand basin set in vanity unit, low-level WC, bath, walk in shower cubicle.*

## RECEPTIONS

*The property benefits from a spacious living room which is opens to the entrance space, stairs rise to first floor.*

## KITCHEN

*The kitchen comprises units at base and eye level, integrated double oven and microwave, halogen hob, sink drainer unit, integrated fridge and freezer.*





# PROPERTY SUMMARY

A fantastic opportunity to acquire this uncompleted renovation and extension project in a desirable and rarely available location, situated in the hamlet of Terrick, backing onto Coombe Hill. The current accommodation comprises lounge accessed via entrance porch, stairs rise to first floor, four piece family bathroom, fitted kitchen/breakfast room, three bedrooms located off of the first floor landing, outside the property benefits from a double garage and a rear garden measuring 54ft wide providing potential for a side extension (subject to planning permission). A rear extension measuring 17.7ft x 12.2ft has been added but requires completion, roof fitted with sky lantern and is water tight (see photos for further information).









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66   D
39-54	E	41   E	
21-38	F		
1-20	G		

## View from Coombe Hill



## OUTSIDE

The generous rear enclosed garden provides a secure space for children to play and for relaxed family afternoons and evenings. Laid to lawn all enclosed by timber panel fencing.

## PARKING

Driveway parking for several vehicles, double garage with power and lighting.

## VIEWINGS

Strictly by appointment with  
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.

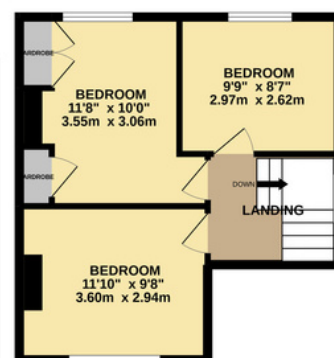
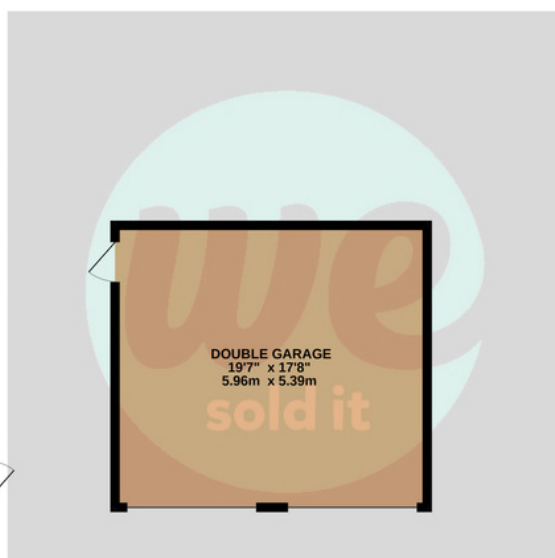
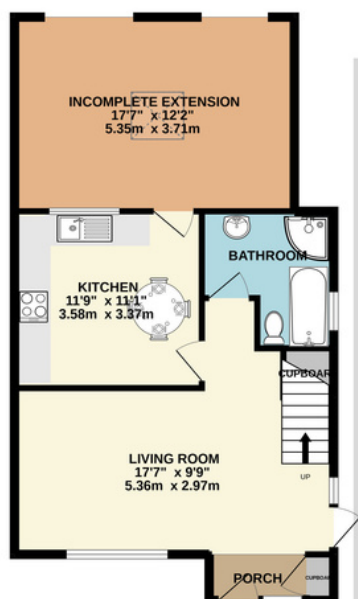
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We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance 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.





# Views from Coombe Hill



TOTAL FLOOR AREA: 1387 sq.ft. (128.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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