



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

Asking Price | £1,200,000

Property Features

- Stunning Brand New Detached
- Private Gated Entrance
- 4 Bedrooms (2 Ensuite 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

Now Launching 3 Appleyard Close, Whitchurch. This is the larger house of the 3 new build properties, constructed by the award winning MG Builders, this home is truly amazing and located in the sought-after Buckinghamshire village of Whitchurch, Aylesbury.

Just like 2 and 3 Appleyard Close, number 3 is built to the highest of standards, this exceptional property boasts superb attention to detail both internally and externally with each property coming with Underfloor heating, Alarm system and a 10 year Buildzone warranty.

Number 3

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 W.c. is also located off of 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 Bedroom 3 and 4 are served by the family Bathroom.

Outside

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 a number of quality independent restaurants and retailers.

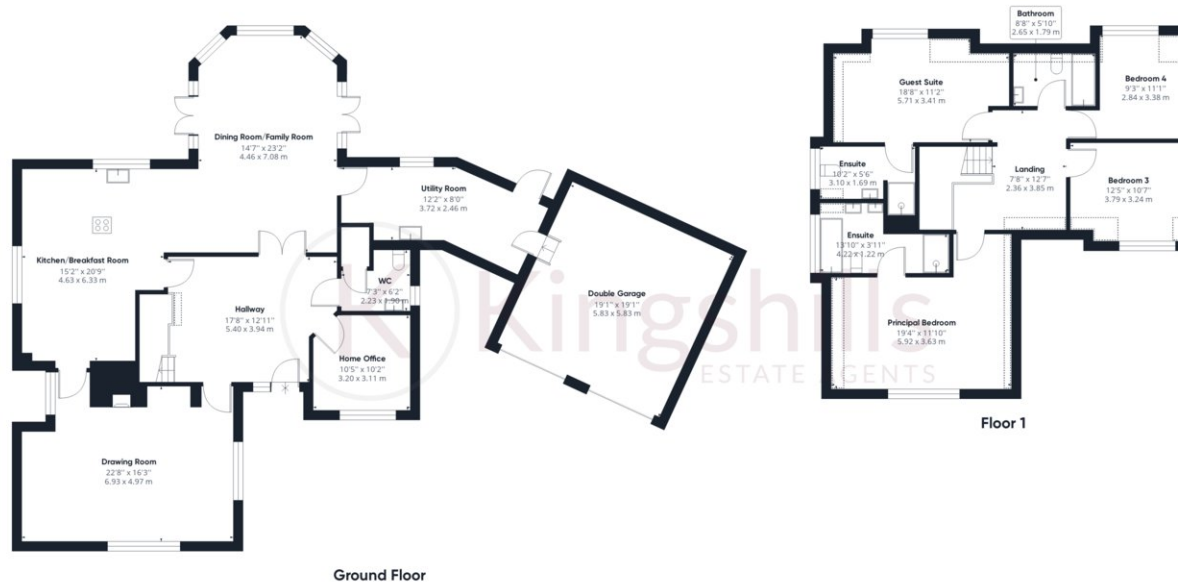
Overall, this brand new detached house in Appleyard Close, Whitchurch, Aylesbury is an exceptional property that offers luxury, space and comfort. This property is ideal for those who appreciate quality and a well-designed home in a desirable location.











Approximate total area⁽¹⁾

3009.51 ft²
279.59 m²

Reduced headroom

96.83 ft²
9.00 m²

(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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