



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

Offers Over | £800,000

Property Features

- Luxury Brand New Detached Home
- Private Gated Entrance
- High Specification throughout
- Kitchen designed by Et Lorem
- 3 Double Bedrooms (all with En Suites)
- 3 Reception Rooms
- Kitchen/Dining/Family Room
- Good school catchment
- Ground floor underfloor heating
- Integral Garage and Private Gardens

Full Description

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 MGLynn Builders, this property boasts exceptional attention to detail both internally and externally. Each property comes with Underfloor heating, Alarm system and a 10 year Buildzone warranty.

Number 1

As you step through the front door, you are welcomed into a spacious and welcoming hallway which leads you to a beautifully designed kitchen/dining/family room. The kitchen has a contemporary design and is fully equipped with high-quality integrated appliances and quartz worktops, while the family area is ideal for spending valuable time with family and friends and the dining room is ideal for entertaining. Additionally, there is a double aspect living room which offers plenty of natural light and has double doors leading on to the rear patio and private garden, creating a serene ambience.

Furthermore, this property comprises of a well-designed home office, which is perfect for those who work from home, and a generous cloakroom located on the ground floor. The kitchen also benefits from a utility room, offering ample storage space and an additional sink.

Upstairs, you will discover three spacious double bedrooms, all of which have their own private ensuite shower rooms, providing comfort and privacy with the Principal bedroom benefitting from fitted wardrobes. The contemporary design of the bedrooms and bathrooms is sure to impress even the most discerning of buyers.

Externally, the property boasts a private garden and large patio that are perfect for entertaining guests or simply enjoying a peaceful evening outdoors. To the front, there is parking space for two cars and an integral garage, providing additional parking.

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.

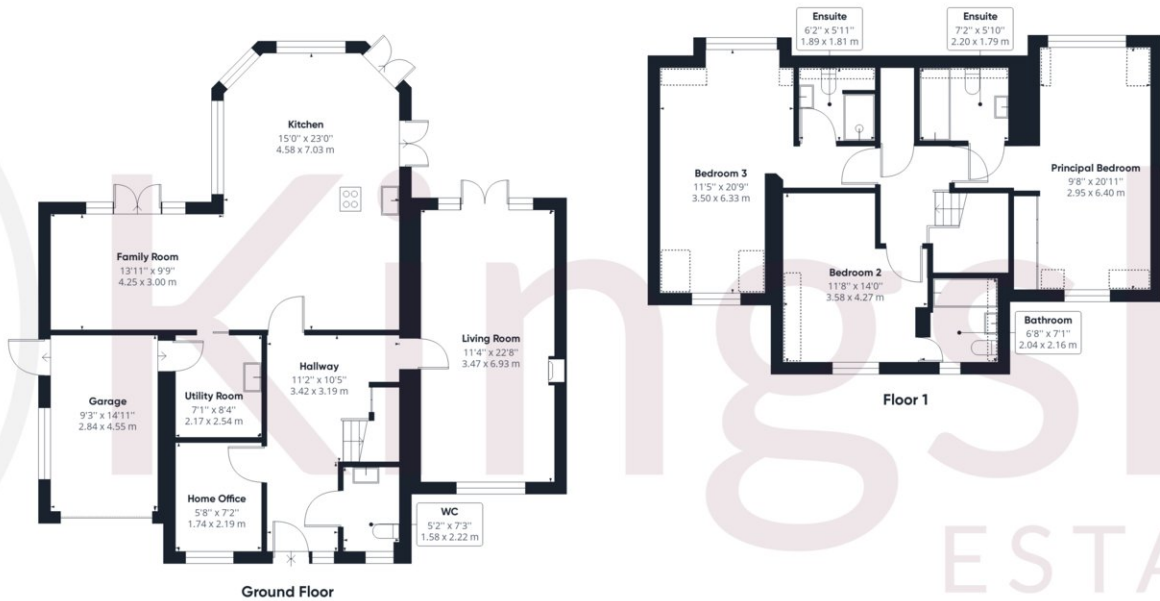
Overall, this brand new detached house in Appleyard Close, Whitchurch, Aylesbury is an exceptional property that offers luxury, space and comfort. This property is ideal for those who appreciate quality and a well-designed home in a desirable location.











Approximate total area⁽¹⁾

2072.01 ft²
192.50 m²

Reduced headroom

66.66 ft²
6.19 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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