



15 Bushmead Road

Whitchurch | Aylesbury | Buckinghamshire | HP22 4LG



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A beautiful detached 5 double bedroom house set back from the road with gated entrance sitting on approx. There is off street parking for several vehicles, a double garage and carport. The property has a bespoke open plan kitchen with granite worktops and a central island unit opening onto the dining area and a family snug with patio doors opening onto the magnificent grounds. The reception room features a log burner and the spacious master suite includes two walk-in wardrobes and an en-suite. The property also includes solar panels. A viewing is highly recommended to truly experience this impressive home.

£1,150,000

## Location

Whitchurch is a very pretty village situated five miles north of Aylesbury and on the A413 heading towards Winslow & Buckingham. The village offers a Primary & Junior school, a church and a public house, whilst more extensive shopping and schooling can be found in Aylesbury, including the Aylesbury Grammar Schools. Rail links with London Marylebone can be found in Aylesbury and from Milton Keynes Central to London Euston.

- Aylesbury approx. 5 miles
- Winslow approx. 5.5 miles
- Leighton Buzzard approx. 9 miles
- Milton Keynes approx. 17 mile

## Council Tax

Band G

## Services

All main services available for Electricity, Water & Sewerage. Heating is by oil.

## Front

A prestigious entrance with brick pillars and double gates opening up to the generous brick paved driveway providing parking for several vehicles and leading up to the front door of the house and integrated double garage. High hedging and brick walling adds to total privacy. There is further space to create a floral/fauna area or further parking if one so wishes. Gated side access to rear garden with further open ended garage space for another vehicle complements the exceptional frontage of this wonderful family home. Solar Panels on roof.

## Entrance Hall

Coir matting to floor, leading into: the hallway features carpeted stairs rising to first floor and under stairs storage cupboard. Tiled ceramic flooring, inset ceiling spotlights and doors to the down stairs cloakroom and to the open plan kitchen/ dining / living area.





- A Large Five Bedroom Executive Home
- Located in a Peaceful Location on the Edge of Whitchurch
- Master Bedroom with En-Suite & Walk-in Wardrobes
- Large Fully Fitted Kitchen with Island & Granite Worktops
- Dining & Family Area with Patio Doors to Rear Garden
- Double Aspect Reception Room with Feature Fireplace
- Double Gates Lead to a Large Block Paved Driveway
- Integral Double Garage & Further Covered Parking

#### **Cloakroom**

The down stairs cloakroom features a corner stylish hand wash basin with set in storage cupboard with glass waterfall tap and tiled splashback, low level WC, tiled floor and inset ceiling lights.

#### **Kitchen/Living/Dining Area**

A well fitted contemporary kitchen with ample wall and floor units and granite work surfaces. Sink with mixer tap and window overlooking the rear garden. Integrated electric double oven, integrated wine rack, American style double door fridge/freezer, tiled ceramic flooring and inset ceiling spot lights. A feature is the central island unit with storage cupboards under incorporating a breakfast bar, space for bar stools and an inset electric hob. The extractor above is housed in a unit in the ceiling featuring more cupboard storage/shelving and with hanging hooks for kitchen utensils/pans etc. Open plan to dining and family living space. Open plan off the kitchen with continuous ceramic floor tiling and inset ceiling spot lighting. Window overlooking front aspect. Doors to a useful storage room and to the office. Kitchen with continuous ceramic floor tiling and inset ceiling spot lighting. Window overlooking front aspect. Doors to a useful storage room and to the study.

#### **Office & Storage Area**

The office features a window to front aspect and spot lights to the ceiling. Space for a range of office furniture. opening into the storage area. The storage area was the original utility room and now is a large storage cupboard with an opening leading into the office and a door to kitchen/living/dining area.

#### **Larder**

A useful storage area with Amtico flooring and ceiling strip light.

#### **Utility Room**

Wall and floor storage cupboards with work surfaces, inset sink with mixer tap and window to rear aspect. Amtico flooring, underfloor heating, strip ceiling light and extractor. Access to roof space.



The main town of Aylesbury is approximately 5 miles away and offers shopping and social outlets as well as a cinema and theatre, and a host of schools. The property is in the catchment area for the popular Aylesbury Grammar Schools. Also based in Aylesbury is a mainline train station linking the town to London Marylebone in under 1 hour.



**Boot Room**

Fitted storage cupboard and fitted shoe shelving with patio doors leading out to the rear garden. Amtico flooring, under floor heating and ceiling light.

**Living Room**

A homely living area with carpet laid to floor featuring a multi fuel burner, under floor heating, Inset spot lighting and window to front aspect.

**First Floor Landing**

The first floor features carpet laid to floor, access to loft space and inset spot lighting. Airing cupboard housing hot water cylinder. Doors to all bedrooms and family bathroom.

**Master & Ensuite**

A generously proportioned master bedroom with dual aspect windows overlooking the rear garden. Carpet laid to floor and inset ceiling spot lighting. Doors to walk-in wardrobes either side of the en-suite with shelves and hanging rails. The en-suite consists of shower cubicle, with rainfall shower above and wall shower attachment, low level WC, hand wash basin with storage underneath and heated towel rail. Marble tiled flooring and walls, further storage cupboard & inset spot lighting.

**Bedroom Two & Ensuite**

A double bedroom with 2 x windows overlooking rear aspect. Carpet laid to floor, inset spot lighting and wall mounted radiator. Access to loft space. Door to ensuite. The ensuite consists of and enclosed shower cubicle with sliding doors and shower attachment, hand wash basin with storage cupboard under, low level WC and heated towel rail. Tiled floor and wall tiles to splash sensitive areas and inset ceiling spot lighting.

**Bedroom Three**

Another double bedroom with window overlooking rear aspect. Two built-in wardrobes with vanity unit, carpet laid to floor, wall mounted radiator and inset spot lighting.

**Bedroom Four**

Double bedroom with built-in wardrobe space, wall mounted radiator and two windows overlooking front aspect. Inset ceiling spot lighting.

**Bedroom Five**

Bedroom with built-in wardrobe, carpet laid to floor and inset ceiling spot lighting. Wall mounted radiator with window overlooking front aspect.

**Family Bathroom**

Consisting of inbuilt storage housing wash hand basin and low level WC. Panelled bath with mixer tap and shower attachment. Heated towel rail, marble effect tiling to floor and walls, inset ceiling spot lighting and frosted window.

**Double Garage & Carport**

Integral double garage with electric up-and-over door. There is power and light and a courtesy door to hallway. Along side garage with courtesy doors to rear garden and hallway. Inset ceiling lights and ample storage space.

**Rear Garden, Garden Office, Garden Gym & Workshop**

A large well proportioned garden offering scope to create a wonderful scenic outdoor family space, ideal for entertaining and has the benefit of a large outside building that can be utilised as a workshop with office/living area and gym space. The garden office features power, lighting and has internet connections. Provides space for a range of office furniture. Two sets of patio doors leading to the garden. The gym provides space for a range of gym equipment. Power And lighting. The workshop is a substantial size and provides space for a range of machinery and workspace and any other desired equipment.

**Buyer Notes**

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92-100) <b>A</b>		<b>90</b>	(82 plus)		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	





<p><b>Approximate total area<sup>(1)</sup></b></p> <p>3898.7 ft<sup>2</sup> 362.2 m<sup>2</sup></p> <p><b>Reduced headroom</b></p> <p>24.28 ft<sup>2</sup> 2.26 m<sup>2</sup></p>	
<p>(1) Excluding balconies and terraces</p>	
<p>Reduced headroom</p> <p>..... Below 5 ft/1.5 m</p>	
<p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations are based on RICS IPMS 3C standard.</p> <p><b>GIRAFFE 360</b></p>	



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For clarification, we wish to inform perspective 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 surface 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, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.